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**2002 Annual Report**

**87<sup>th</sup>/Cottage Grove  
Redevelopment Project Area**



**Pursuant to 65 ILCS 5/11-74.4-5(d)**

***JUNE 30, 2003***

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June 30, 2003

Ms. Alicia Mazur Berg  
Commissioner  
Department of Planning and Development  
121 N. LaSalle St.  
Chicago, Illinois 60602

Dear Commissioner:

Enclosed is the annual report for the 87<sup>th</sup>/Cottage Grove Redevelopment Project Area, which we compiled at the direction of the Department of Planning and Development pursuant to Section 5(d) of the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as amended. The contents are based on information provided to us by Chicago Departments of Planning and Development, Finance, and Law. We have not audited, verified, or applied agreed upon accounting and testing procedures to the data contained in this report. Therefore, we express no opinion on its accuracy or completeness.

It has been a pleasure to work with representatives from the Department of Planning and Development and other City Departments.

Very truly yours,



Ernst & Young LLP

# 87<sup>th</sup>/Cottage Grove Redevelopment Project Area 2002 Annual Report

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City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Alicia Mazur Berg  
Commissioner

121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

June 30, 2003

The Honorable Daniel Hynes  
Comptroller  
State of Illinois  
Office of the Comptroller  
201 Capitol  
Springfield, IL 62706

Dear Comptroller Hynes:

We have compiled the attached information for the 87th/Cottage Grove Redevelopment Project Area (Report) pursuant to 65 ILCS 5/11-74.4-5(d).

Sincerely,

Alicia Mazur Berg  
Commissioner



## **87<sup>th</sup>/Cottage Grove Redevelopment Project Area 2002 Annual Report**

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### **(1) DATE OF DESIGNATION AND TERMINATION - 65 ILCS 5/11-74.4-5(d)(1.5)**

The Project Area was designated on November 13, 2002. The Project Area may be terminated no later than November 13, 2025.

Note: Incremental tax revenues levied in the 23<sup>rd</sup> tax year are collected in the 24<sup>th</sup> tax year. Although the Project Area will expire in Year 23 in accordance with 65 ILCS 5/11-74.4-3(n)(J)(3), the incremental taxes received in the 24<sup>th</sup> tax year will be deposited into the Special Tax Allocation Fund.

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**(2) AUDITED FINANCIALS - 65 ILCS 5/11-74.4-5(d)(2)**

During 2002, no financial activity or cumulative deposits over \$100,000 occurred in the Project Area. Therefore, no audited statements were prepared pertaining to the Special Tax Allocation Fund for the Project Area.

**87<sup>th</sup>/Cottage Grove Redevelopment Project Area  
2002 Annual Report**

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**(3) MAYOR'S CERTIFICATION - 65 ILCS 5/11-74.4-5(d)(3)**

Please see attached.

STATE OF ILLINOIS        )  
  )  
COUNTY OF COOK         )

CERTIFICATION

TO:

Daniel W. Hynes  
Comptroller of the State of Illinois  
James R. Thompson Center  
100 West Randolph Street, Suite 15-500  
Chicago, Illinois 60601  
Attention: Carol Reckamp, Director of Local  
Government

Dolores Javier, Treasurer  
City Colleges of Chicago  
226 West Jackson Boulevard, Room 1125  
Chicago, Illinois 60606

Gwendolyn Clemons, Director  
Cook County Department of Planning &  
Development  
69 West Washington Street, Room 2900  
Chicago, Illinois 60602  
Attn: Jackie Harder

Kim Feeney, Comptroller  
Forest Preserve District of Cook County  
69 West Washington Street, Room 2060  
Chicago, Illinois 60602

Martin J. Koldyke, Chairman  
Chicago School Finance Authority  
135 South LaSalle Street, Suite 3800  
Chicago, Illinois 60603

David Doig, General Superintendent & CEO  
Chicago Park District  
541 North Fairbanks Court, 7th Floor  
Chicago, Illinois 60611

Arne Duncan, Chief Executive Officer  
Chicago Board of Education  
125 South Clark Street, 5th Floor  
Chicago, Illinois 60603  
Attn: Linda Wrightsell

Mary West, Director of Finance  
Metropolitan Water Reclamation District of  
Greater Chicago  
100 East Erie Street, Room 2429  
Chicago, Illinois 60611  
Attn: Joe Rose

Lawrence Gulotta, Treasurer  
South Cook County Mosquito Abatement  
District  
155th & Dixie Highway  
P.O. Box 1030  
Harvey, Illinois 60426  
Attn: Dr. K. Lime

I, RICHARD M. DALEY, in connection with the annual report (the "Report") of information required by Section 11-74.4-5(d) of the Tax Increment Allocation Redevelopment Act, 65 ILCS5/11-74.4-1 et seq., (the "Act") with regard to the 87th/Cottage Grove Redevelopment Project Area (the "Redevelopment Project Area"), do hereby certify as follows:

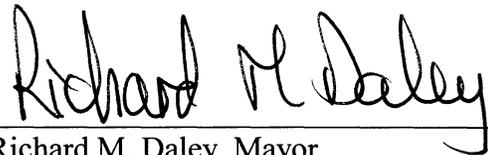
1. I am the duly qualified and acting Mayor of the City of Chicago, Illinois (the "City") and, as such, I am the City's Chief Executive Officer. This Certification is being given by me in such capacity.

2. During the preceding fiscal year of the City, being January 1 through December 31, 2002, the City complied, in all material respects, with the requirements of the Act, as applicable from time to time, regarding the Redevelopment Project Area.

3. In giving this Certification, I have relied on the opinion of the Corporation Counsel of the City furnished in connection with the Report.

4. This Certification may be relied upon only by the addressees hereof.

IN WITNESS WHEREOF, I have hereunto affixed my official signature as of this 30th day of June, 2003.

A handwritten signature in black ink that reads "Richard M. Daley". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

---

Richard M. Daley, Mayor  
City of Chicago, Illinois

**87<sup>th</sup>/Cottage Grove Redevelopment Project Area  
2002 Annual Report**

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**(4) OPINION OF LEGAL COUNSEL - 65 ILCS 5/11-74.4-5(d)(4)**

Please see attached.



City of Chicago  
Richard M. Daley, Mayor

Department of Law

Mara S. Georges  
Corporation Counsel

City Hall, Room 600  
121 North LaSalle Street  
Chicago, Illinois 60602  
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June 30, 2003

Daniel W. Hynes  
Comptroller of the State of Illinois  
James R. Thompson Center  
100 West Randolph Street, Suite 15-500  
Chicago, Illinois 60601  
Attention: Carol Reckamp, Director of Local  
Government

Dolores Javier, Treasurer  
City Colleges of Chicago  
226 West Jackson Boulevard, Room 1125  
Chicago, Illinois 60606

Gwendolyn Clemons, Director  
Cook County Department of Planning &  
Development  
69 West Washington Street, Room 2900  
Chicago, Illinois 60602  
Attn: Jackie Harder

Kim Feeney, Comptroller  
Forest Preserve District of Cook County  
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135 South LaSalle Street, Suite 3800  
Chicago, Illinois 60603

David Doig, General Superintendent &  
CEO  
Chicago Park District  
541 North Fairbanks Court, 7th Floor  
Chicago, Illinois 60611

Arne Duncan, Chief Executive Officer  
Chicago Board of Education  
125 South Clark Street, 5th Floor  
Chicago, Illinois 60603  
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Mary West, Director of Finance  
Metropolitan Water Reclamation District  
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100 East Erie Street, Room 2429  
Chicago, Illinois 60611  
Attn: Joe Rose

Lawrence Gulotta, Treasurer  
South Cook County Mosquito Abatement  
District  
155th & Dixie Highway  
P.O. Box 1030  
Harvey, Illinois 60426  
Attn: Dr. K. Lime

Re: 87th/Cottage Grove  
Redevelopment Project Area (the "Redevelopment Project  
Area")

Dear Addressees:

I am Corporation Counsel of the City of Chicago, Illinois (the "City"). In such capacity, I am providing the opinion required by Section 11-74.4-5(d)(4) of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the "Act"), in connection with the submission of the report (the "Report") in accordance with, and containing the information required by, Section 11-74.4-5(d) of the Act for the Redevelopment Project Area.



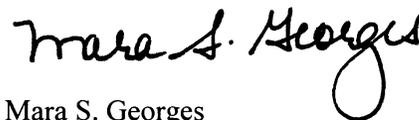
Attorneys, past and present, in the Law Department of the City familiar with the requirements of the Act have had general involvement in the proceedings affecting the Redevelopment Project Area, including the preparation of ordinances adopted by the City Council of the City with respect to the following matters: approval of the redevelopment plan and project for the Redevelopment Project Area, designation of the Redevelopment Project Area as a redevelopment project area and adoption of tax increment allocation financing for the Redevelopment Project Area, all in accordance with the then applicable provisions of the Act. Various departments of the City, including, if applicable, the Law Department, Department of Planning and Development, Department of Housing, Department of Finance and Office of Budget and Management, have personnel responsible for and familiar with the activities in the Redevelopment Project Area affecting such Department(s) and with the requirements of the Act in connection therewith. Such personnel are encouraged to seek and obtain, and do seek and obtain, the legal guidance of the Law Department with respect to issues that may arise from time to time regarding the requirements of, and compliance with, the Act.

In my capacity as Corporation Counsel, I have relied on the general knowledge and actions of the appropriately designated and trained staff of the Law Department and other applicable City Departments involved with the activities affecting the Redevelopment Project Area. In addition, I have caused to be examined or reviewed by members of the Law Department of the City the certified audit report, to the extent required to be obtained by Section 11-74.4-5(d)(9) of the Act and submitted as part of the Report, which is required to review compliance with the Act in certain respects, to determine if such audit report contains information that might affect my opinion. I have also caused to be examined or reviewed such other documents and records as were deemed necessary to enable me to render this opinion. Nothing has come to my attention that would result in my need to qualify the opinion hereinafter expressed, subject to the limitations hereinafter set forth, unless and except to the extent set forth in an Exception Schedule attached hereto as Schedule 1.

Based on the foregoing, I am of the opinion that, in all material respects, the City is in compliance with the provisions and requirements of the Act in effect and then applicable at the time actions were taken from time to time with respect to the Redevelopment Project Area.

This opinion is given in an official capacity and not personally and no personal liability shall derive herefrom. Furthermore, the only opinion that is expressed is the opinion specifically set forth herein, and no opinion is implied or should be inferred as to any other matter. Further, this opinion may be relied upon only by the addressees hereof and the Mayor of the City in providing his required certification in connection with the Report, and not by any other party.

Very truly yours,



Mara S. Georges  
Corporation Counsel

**SCHEDULE 1**

(Exception Schedule)

No Exceptions

Note the following Exceptions:

**87<sup>th</sup>/Cottage Grove Redevelopment Project Area  
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**(5) ANALYSIS OF SPECIAL TAX ALLOCATION FUND - 65 ILCS 5/11-74.4-5(d)(5)**

During 2002, there was no financial activity in the Special Tax Allocation Fund.

**87<sup>th</sup>/Cottage Grove Redevelopment Project Area  
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**(6) DESCRIPTION OF PROPERTY - 65 ILCS 5/11-74.4-5(d)(6)**

TABLE 6  
DESCRIPTION OF PROPERTY PURCHASED BY THE CITY WITHIN THE REDEVELOPMENT PROJECT AREA

STREET ADDRESS	APPROXIMATE SIZE OR DESCRIPTION OF PROPERTY	PURCHASE PRICE	SELLER OF PROPERTY
8036 S. COTTAGE GROVE <sup>1</sup>	N/A	N/A	N/A
634-640 E. 79 ST <sup>1</sup>	N/A	N/A	N/A
8722-8724 S. COTTAGE GROVE <sup>1</sup>	N/A	N/A	N/A
7208 S. COTTAGE GROVE <sup>1</sup>	N/A	N/A	N/A
7210 S. COTTAGE GROVE <sup>1</sup>	N/A	N/A	N/A
7246 S. COTTAGE GROVE <sup>1</sup>	N/A	N/A	N/A
7256 S. COTTAGE GROVE <sup>1</sup>	N/A	N/A	N/A
7422 -26 S. COTTAGE GROVE <sup>1</sup>	N/A	N/A	N/A
7428 S. COTTAGE GROVE <sup>1</sup>	N/A	N/A	N/A
8116 S. COTTAGE GROVE <sup>1</sup>	N/A	N/A	N/A
8120 S. COTTAGE GROVE <sup>1</sup>	N/A	N/A	N/A

<sup>1</sup> This property was acquired through the Tax Reactivation Program (“TRP”), under which the City instructs the County of Cook to make a no cash bid on certain tax-delinquent parcels. The City then pursues the acquisition in a court proceeding and receives a tax deed from the County after a court order is issued. The City pays court costs and certain incidental expenses for each parcel, which average between \$2,000 and \$2,500. The size and description of each parcel is not available.

## **87<sup>th</sup>/Cottage Grove Redevelopment Project Area 2002 Annual Report**

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### **(7) STATEMENT OF ACTIVITIES - 65 ILCS 5/11-74.4-5(d)(7)**

- (A)** Projects implemented in the preceding fiscal year.
- (B)** A description of the redevelopment activities undertaken.
- (C)** Agreements entered into by the City with regard to disposition or redevelopment of any property within the Project Area.
- (D)** Additional information on the use of all Funds received by the Project Area and steps taken by the City to achieve the objectives of the Redevelopment Plan.
- (E)** Information on contracts that the City's consultants have entered into with parties that have received, or are receiving, payments financed by tax increment revenues produced by the Project Area.
- (F)** Joint Review Board reports submitted to the City.
- (G)** Project-by-project review of public and private investment undertaken from 11/1/99 to 12/31/02, and of such investments expected to be undertaken in Year 2003; also, a project-by-project ratio of private investment to public investment from 11/1/99 to 12/31/02, and an estimated ratio of such investments as of the completion of each project and as estimated to the completion of the redevelopment project.

SEE TABLES AND/OR DISCUSSIONS ON FOLLOWING PAGES.

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**(7)(A) - 65 ILCS 5/11-74.4-5(d)(7)(A)**

During 2002, no projects were implemented.

**(7)(B) - 65 ILCS 5/11-74.4-5(d)(7)(B)**

Redevelopment activities undertaken within this Project Area during the year 2002, if any, have been made pursuant to i) the Redevelopment Plan for the Project Area, and ii) any Redevelopment Agreements affecting the Project Area, and are set forth on Table 5 herein by TIF-eligible expenditure category.

**(7)(C) - 65 ILCS 5/11-74.4-5(d)(7)(C)**

During 2002, no agreements were entered into with regard to the disposition or redevelopment of any property within the Project Area.

**87<sup>th</sup>/Cottage Grove Redevelopment Project Area  
2002 Annual Report**

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**(7)(D) - 65 ILCS 5/11-74.4-5(d)(7)(D)**

The Project Area has not yet received any increment.

**(7)(E) - 65 ILCS 5/11-74.4-5(d)(7)(E)**

During 2002, no contracts were entered into by the City's tax increment advisors or consultants with entities or persons that have received, or are receiving, payments financed by tax increment revenues produced by the Project Area.

**87<sup>th</sup>/Cottage Grove Redevelopment Project Area  
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**(7)(F) - 65 ILCS 5/11-74.4-5(d)(7)(F)**

Joint Review Board Reports were submitted to the City. See attached.

**(7)(G) - 65 ILCS 5/11-74.4-5(d)(7)(G)**

Since November 1, 1999, no public investment was undertaken in the Project Area. As of December 31, 2002, no public investment is estimated to be undertaken for 2003.

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# **2002 Annual Report**

## **87<sup>th</sup>/Cottage Grove Tax Increment Financing Redevelopment Area Project and Plan**



**City of Chicago, IL**

*JUNE 30, 2003*

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*S. B. Friedman & Company*  
Suite 820, 221 N. LaSalle Street  
Chicago, IL 60601-1302  
Phone: 312/424-4250; Fax: 312/424-4262  
Contact Person: Stephen B. Friedman  
Email: [sbf@FriedmanCo.com](mailto:sbf@FriedmanCo.com)

## ***1. Executive Summary***

In October 2001, *S. B. Friedman & Company* was engaged by the City of Chicago (the “City”) to conduct a Tax Increment Financing Eligibility Study and prepare a Redevelopment Plan and Project (the “TIF Eligibility Study and Redevelopment Plan”). This report details the eligibility factors found within the 87th/Cottage Grove Redevelopment Project Area Tax Increment Financing District (the “87th/Cottage Grove RPA” or “RPA”) in support of its designation as a “conservation area” within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the “Act”). This report also contains the Redevelopment Plan and Project for the 87th/Cottage Grove RPA.

The RPA is located within the Chatham and Greater Grand Crossing Community Areas. The RPA is roughly linear in shape and is generally bounded by the alley east of Cottage Grove Avenue to the east, 71<sup>st</sup> Street to the north, the alley west of Cottage Grove Avenue to the west, and 95<sup>th</sup> Street to the south. Additionally, the area includes the north and south sides of 79<sup>th</sup> Street from King Drive on the west to the Illinois Central Railroad on the east, the north and south sides of 87<sup>th</sup> Street from Langley Avenue on the west to the Illinois Central Railroad on the east, and an area from 79<sup>th</sup> Street to 76<sup>th</sup> Street that includes the east side of Greenwood Avenue and a segment of the Illinois Central Railroad.

### ***Determination of Eligibility***

This report concludes that the 87th/Cottage Grove RPA is eligible for Tax Increment Financing (“TIF”) designation as a “conservation area” because 50% or more of the structures in the area are 35 years old or older and because the following four eligibility factors have been found to be present to a major extent:

- Deterioration;
- Structures Below Minimum Code;
- Inadequate Utilities; and
- Lack of Growth in Equalized Assessed Value

Additionally, three other eligibility factors are present to a minor extent and further demonstrate that the 87th/Cottage Grove RPA is in a state of gradual decline. Left unchecked, these conditions could accelerate the decline of the community and, combined with those factors that have been documented to be present to a major extent, could lead to more widespread and intensive disinvestment. These factors are:

- Deleterious Land Use or Layout;
- Obsolescence; and
- Excessive Vacancies.

### ***Eligibility Study and Redevelopment Plan Goal, Objectives, and Strategies***

The overall goal of the Eligibility Study and Redevelopment Plan is to reduce or eliminate the

conditions that qualify the 87<sup>th</sup>/Cottage Grove RPA as a conservation area and to provide the direction and mechanisms necessary to re-establish the RPA as a cohesive and vibrant mixed-use area that provides a comprehensive range of commercial and retail uses to the surrounding residential community, while accommodating residential and institutional uses where appropriate. Redevelopment of the RPA will improve retail, commercial, and housing conditions; improve the relationship between the area's diverse land uses; and attract private redevelopment. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. Goals, objectives, and strategies were developed to be consistent with those presented in the *Cottage Grove Avenue Corridor Plan* (City of Chicago Planning Now Study, October 2000).

**Objectives.** Fifteen broad objectives support the overall goal of area-wide revitalization of the RPA. These include:

1. Strengthen the overall economic well-being of the RPA by providing resources for and encouraging the development and redevelopment of retail, commercial, mixed-use, residential, and institutional uses, as appropriate, within the RPA;
2. Encourage retail, commercial, mixed-use, and residential development by facilitating the assembly, preparation, and marketing of vacant and improved sites, and by assisting developers to assemble suitable sites for modern development needs;
3. Reinforce a corridor/district identity through public and private improvements, especially at key nodes within the corridor such as the intersections of Cottage Grove Avenue and 71<sup>st</sup> Street, 75<sup>th</sup> Street, 79<sup>th</sup> Street, 87<sup>th</sup> Street, and 95<sup>th</sup> Street;
4. Preserve and enhance the pedestrian orientation of appropriate retail nodes and other areas with heavy pedestrian activity along Cottage Grove Avenue by encouraging pedestrian-friendly uses and design strategies that include, but are not limited to, the following: facilitate safe pedestrian movement across wide arterial streets with pedestrian amenities; widen narrow sidewalks; and create visual interest and safer pedestrian environments with streetscaping, landscaping, lighting, and buffering between land uses;
5. Support the preservation of existing community businesses and residences by providing infrastructure, traffic controls, and other resources to accommodate new development;
6. Facilitate the preservation and/or rehabilitation of anchor retail, commercial, and institutional uses, established institutional facilities, and architecturally or historically significant buildings in the RPA;
7. Support the goals and objectives of other overlapping plans, including the *Cottage Grove Commercial Corridor Plan* (City of Chicago Planning Now Study, October 2000), and coordinate available federal, state, and local resources to further the goals of this Eligibility Study and Redevelopment Plan;

8. Foster the replacement, repair, and/or improvement of infrastructure, where needed, including sidewalks, streets, curbs, gutters, and underground water and sanitary systems to facilitate the construction of new retail, commercial, mixed-use, and residential development;
9. Facilitate the remediation of environmental problems to provide additional land for new retail, commercial, mixed-use, and residential development and redevelopment, as appropriate;
10. Facilitate the provision of adequate on- and off-street parking for visitors, employees, and customers of the RPA;
11. Enhance neighborhood appearance and improve the quality of the existing housing stock by leveraging TIF funds to provide assistance for the rehabilitation of single- and multi-family residences;
12. Provide support for existing community businesses by leveraging TIF funds to provide assistance for the rehabilitation of existing commercial and mixed-use buildings;
13. Create an environment for educational, recreational, and other institutional facilities where needed and in accordance with the Eligibility Study and Redevelopment Plan by providing enhancement opportunities for public facilities and institutions, such as parks, transit facilities, and other institutional uses;
14. Provide opportunities for women-owned, minority-owned, and locally owned businesses to share in the job and construction opportunities associated with the redevelopment of the RPA;
15. Support job training programs and increase employment opportunities for area residents that may result from new development; and
16. Support the cost of day care operations established by existing and future businesses in the RPA to serve employees of low-income families working in the RPA.

**Strategies.** These objectives will be implemented through five (5) specific and integrated strategies. These include:

1. **Implement Public Improvements.** A series of public improvements throughout the 87th/Cottage Grove RPA may be designed and implemented to help define and create an identity for the area, prepare sites for anticipated private investment, and create a more conducive environment for retail, commercial, mixed-use, and residential development. Public improvements which are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements in the RPA.

These improvements may include new streetscaping, street and sidewalk lighting, resurfacing of alleys, sidewalks and streets, improvement of underground water and sewer infrastructure,

creation of parks and open space, and other public improvements consistent with the Eligibility Study and Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels.

2. **Develop Vacant and Underutilized Sites.** The redevelopment of vacant and underutilized sites within the 87<sup>th</sup>/Cottage Grove RPA is expected to stimulate private investment and enhance the RPA. Development of vacant and underutilized sites is anticipated to have a positive impact on other properties beyond the individual project sites.
3. **Encourage Private Sector Activities and Support New Development.** Through the creation and support of public-private partnerships, or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners and businesses, to undertake rehabilitation and redevelopment projects and other improvements that are consistent with the goals of this Eligibility Study and Redevelopment Plan and which maintain the integrity of the historically significant buildings in the 87<sup>th</sup>/Cottage Grove RPA.
4. **Facilitate Property Assembly, Demolition, and Site Preparation.** Specific sites may be acquired and assembled by the City to attract future private investment and development. The consolidated ownership of these sites will make them easier to market to potential developers and will streamline the redevelopment process. In addition, financial assistance may be provided to private developers seeking to acquire land and assemble sites to undertake projects supportive of this Eligibility Study and Redevelopment Plan.

To meet the goals, policies or objectives of this Eligibility Study and Redevelopment Plan, the City may acquire and assemble other property throughout the RPA. Land assemblage by the City may be done by purchase, exchange, donation, lease, eminent domain, or through the Tax Reactivation Program and may be for the purposes of (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate. Furthermore, the City may require written development agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

In connection with the City exercising its powers to acquire real property, including the exercise of the power of eminent domain under the Act, in implementing this Eligibility Study and Redevelopment Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Eligibility Study and Redevelopment Plan. Relocation assistance may be provided to facilitate redevelopment of portions of the RPA, and to meet other City

objectives. Businesses or households legally occupying properties to be acquired by the City may be provided with relocation advisory and/or financial assistance as determined by the City.

5. **Assist Existing Businesses and Residents.** The City may provide assistance to support existing businesses, property owners, and residents in the RPA. This may include financial and other assistance for rehabilitation, leasehold improvements, new construction, and the provision of affordable housing units. TIF assistance may be used independently or with other housing programs to support new and rehabilitated rental and for-sale housing that could include a mixture of market-rate units and units affordable to moderate-, low-, and very low-income households. Resources also may be available to businesses for job training, welfare-to-work, and day care assistance. In addition, to the extent allowable under the law, locally owned businesses and residents will be targeted to share in the employment, job, and construction-related opportunities that may be offered by redevelopment within the 87<sup>th</sup>/Cottage Grove RPA.

### ***Required Findings***

The conditions required under the Act for the adoption of the Redevelopment Plan and Project are found to be present within the 87<sup>th</sup>/Cottage Grove RPA.

First, while some market-based investment has occurred in the 87<sup>th</sup>/Cottage Grove RPA over the last five years, this investment has been minimal in scope and not part of any coordinated development strategy. The 87<sup>th</sup>/Cottage Grove RPA is located entirely within Hyde Park Township. From 1996 to 2001 the growth of equalized assessed valuation (“EAV,” which is the value of property from which property taxes are based) in the 87<sup>th</sup>/Cottage Grove RPA has lagged behind that of both the City of Chicago and Hyde Park Township. The compound annual growth rate of EAV in the 87<sup>th</sup>/Cottage Grove RPA was 4.74% between 1996 and 2001. This rate of growth is 26% lower than the 6.41% growth experienced by the City of Chicago during this period and 16% lower than the 5.62% growth rate experienced by Hyde Park Township.

Second, to further investigate a lack of growth and private investment within the 87<sup>th</sup>/Cottage Grove RPA, *S. B. Friedman & Company* examined building permit data provided by the City of Chicago Department of Buildings for the period of January 1997 through December 2001. These data revealed that 120 permits totaling over \$3.66 million were issued within the 87<sup>th</sup>/Cottage Grove RPA during this period. Approximately 14 of these permits were for building demolition, 4 were for code compliance, and 8 reflected changes to current building permits. The remaining 94 permits (roughly \$3.14 million) were slated for new investment. This includes 11 permits for new construction, 29 for basic alteration and rehabilitation, and 54 permits for mechanical upgrades or minor repairs not in response to code violations. These permits represent roughly \$732,000 per year, or approximately 0.48% of the total assessor’s market value of all property within the TIF district. At this rate, it would take a substantial amount of time to replace all of the existing value in the RPA.

Third, without the support of public resources, the redevelopment objectives of the 87<sup>th</sup>/Cottage Grove RPA will most likely not be realized. TIF assistance may be used to fund land assembly, site

preparation, infrastructure improvements, improvements and expansions to public facilities, and building rehabilitation. But for creation of the 87<sup>th</sup>/Cottage Grove RPA, these types of projects are unlikely to occur without the benefits associated with the designation of the 87<sup>th</sup>/Cottage Grove RPA as a TIF district.

Fourth, the 87<sup>th</sup>/Cottage Grove RPA includes only those contiguous parcels of real property that are expected to substantially benefit from the proposed Eligibility Study and Redevelopment Plan improvements.

Finally, the proposed land uses described in this Eligibility Study and Redevelopment Plan will be approved by the Chicago Plan Commission prior to its adoption by the City Council. The redevelopment opportunities identified in earlier area planning initiatives will be substantially supported and their implementation facilitated through the creation of the Eligibility Study and Redevelopment Plan.

## ***2. Introduction***

### ***The Study Area***

This document serves as the Eligibility Study and Redevelopment Plan and Project for the 87th/Cottage Grove Redevelopment Project Area . The 87th/Cottage Grove RPA is located within the Chatham and Greater Grand Crossing Community Areas of the City of Chicago (the “City”), in Cook County (the “County”). In October 2001, *S. B. Friedman & Company* was engaged by the City to conduct a study of certain properties in this neighborhood to determine whether the area containing these properties would qualify for status as a “blighted area” and/or “conservation area” under the Act.

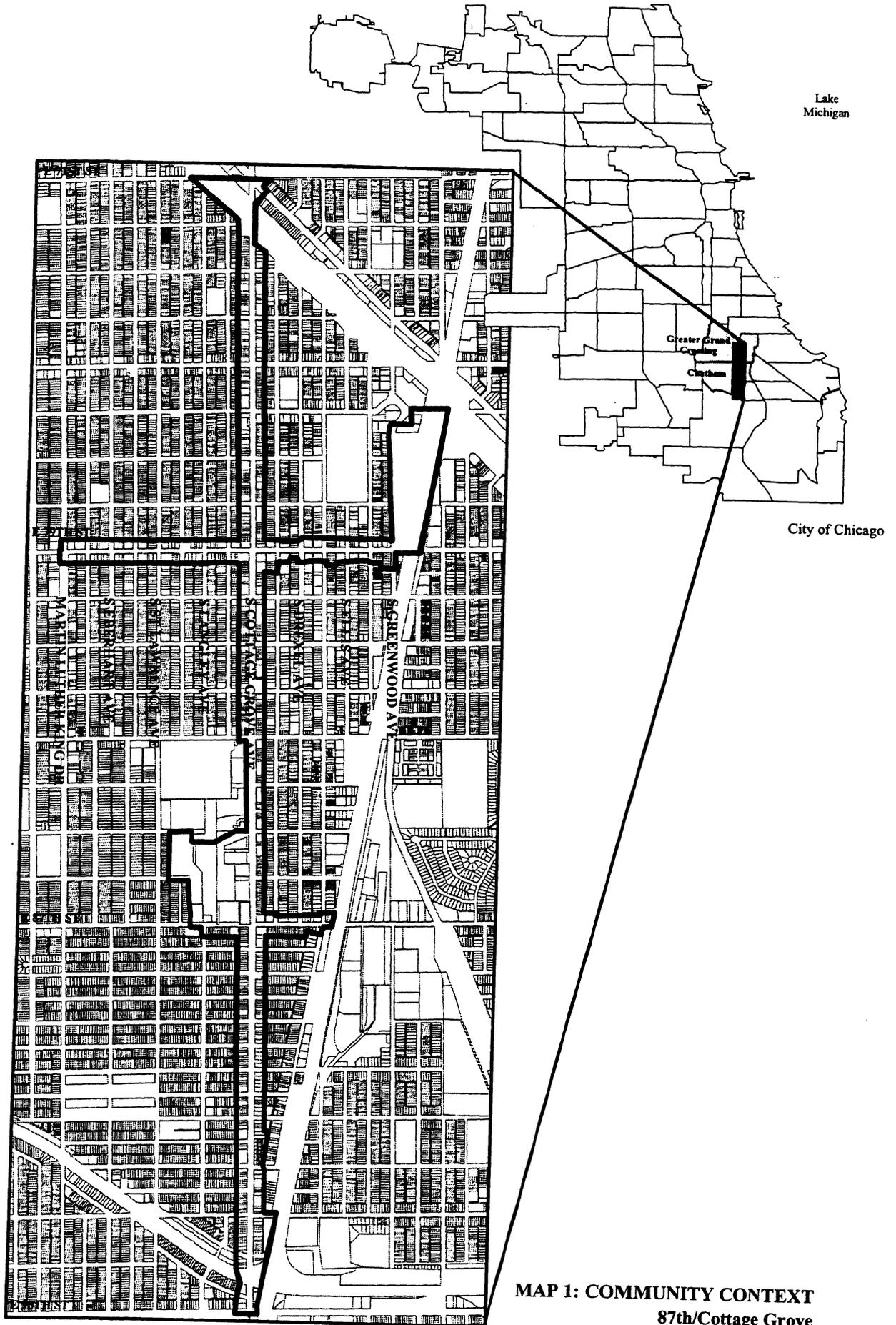
The community context of the 87th/Cottage Grove RPA is detailed on Map 1.

The RPA consists of 923 tax parcels with approximately 537 buildings on 90 blocks and contains approximately 224 acres of land. Of the 923 tax parcels, approximately 67 are condominiums. The RPA is roughly linear in shape and is generally bounded by the alley east of Cottage Grove Avenue to the east, 71<sup>st</sup> Street to the north, the alley west of Cottage Grove Avenue to the west, and 95<sup>th</sup> Street to the south. Additionally, the area includes the north and south sides of 79<sup>th</sup> Street from King Drive on the west to the Illinois Central Railroad on the east, the north and south sides of 87<sup>th</sup> Street from Langley Avenue on the west to the Illinois Central Railroad on the east, and an area from 79<sup>th</sup> Street to 76<sup>th</sup> Street that includes the east side of Greenwood Avenue and a segment of the Illinois Central Railroad.

Map 2 details the boundary of the 87th/Cottage Grove RPA which includes only those contiguous parcels of real property that are expected to substantially benefit from the Eligibility Study and Redevelopment Plan improvements discussed herein. The boundaries encompass a mixed-use area containing commercial, commercial with residential above, residential, public/institutional, and light industrial land uses that serve the surrounding neighborhoods.

Appendix 1 contains the legal description of the 87th/Cottage Grove RPA.

The Eligibility Study and Redevelopment Plan covers events and conditions that exist and that were determined to support the designation of the 87th/Cottage Grove RPA as a “conservation area” under the Act at the completion of our research on April 10, 2002 and not thereafter. As a whole, the area suffers from deteriorated buildings and infrastructure, structures which were found to be below minimum code standards, inadequate utilities, and a lack of growth in property values. Without a comprehensive approach to address these issues, the RPA could fall into further disrepair, thereby minimizing future development opportunities. The Eligibility Study and Redevelopment Plan addresses these issues by providing resources for repairs and improvements to the area’s buildings and infrastructure, enhancement of the Cottage Grove Avenue commercial corridor, streetscaping, and screening/buffering elements. These area-wide improvements will benefit all of the property within the RPA. These events include, without limitation, governmental actions and additional developments.



Lake Michigan

Greater Grand Crossing  
Cermak

City of Chicago

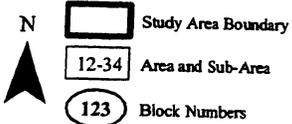
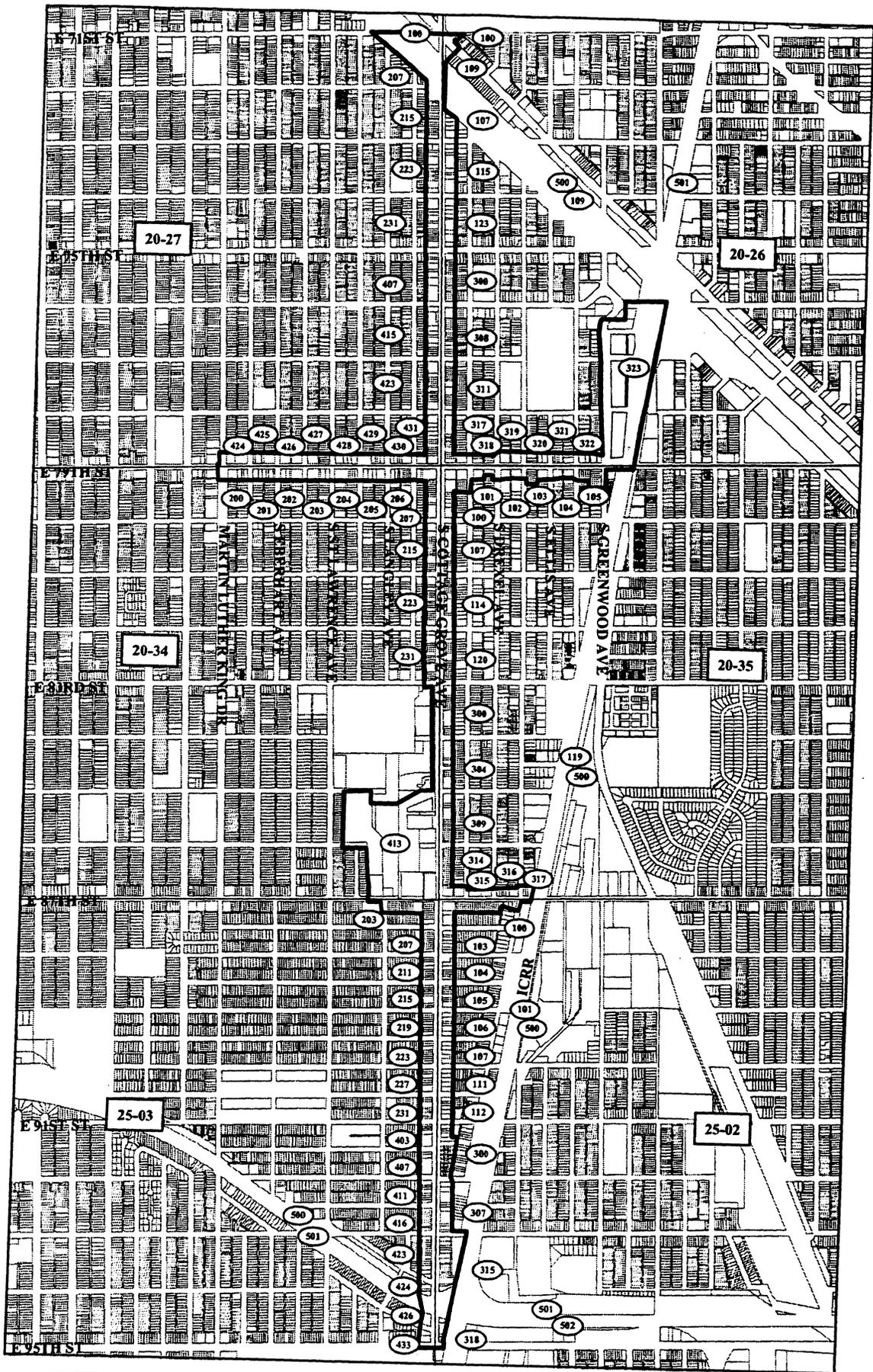
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TIF Boundary

**MAP 1: COMMUNITY CONTEXT**  
**87th/Cottage Grove**  
**Tax Increment Financing District**

**S. B. Friedman & Company**  
*Real Estate Advisors and Investment Consultants*



**MAP 2: RPA BOUNDARY**

**87th/Cottage Grove  
Tax Increment Financing District**

**S. B. Friedman & Company**  
Real Estate Advisors and Development Consultants

This Eligibility Study and Redevelopment Plan summarizes the analysis and findings of the consultant's work, which, unless otherwise noted, is solely the responsibility of *S. B. Friedman & Company*. The City is entitled to rely on the findings and conclusions of the Eligibility Study and Redevelopment Plan in designating the 87th/Cottage Grove RPA as a redevelopment project area under the Act. *S. B. Friedman & Company* has prepared this Redevelopment Plan with the understanding that the City would rely: (1) on the findings and conclusions of the Redevelopment Plan in proceeding with the designation of the 87th/Cottage Grove RPA and the adoption and implementation of the Redevelopment Plan, and (2) on the fact that *S. B. Friedman & Company* has obtained the necessary information including, without limitation, information relating to the equalized assessed value of parcels comprising the 87th/Cottage Grove RPA, so that the Redevelopment Plan will comply with the Act and that the 87th/Cottage Grove RPA can be designated as a redevelopment project area in compliance with the Act.

### *History of Area<sup>1</sup>*

The 87th/Cottage Grove RPA is located within two Community Areas located on the South Side of the City of Chicago: Chatham and Greater Grand Crossing. The Chatham Community Area is generally bounded by 79<sup>th</sup> Street on the north; the Illinois Central Railroad (ICRR) on the east; Burnside Avenue on the south; and Parnell Avenue on the west. The remainder of the RPA is located in the southeast portion of Greater Grand Crossing, located just north of Chatham. The Greater Grand Crossing Community Area is generally defined by an irregular northern boundary extending southeast from LaSalle and 61<sup>st</sup> Streets along South Chicago Avenue, and then north to 67<sup>th</sup> Street; the Illinois Central Railroad (ICRR) on the east; 79<sup>th</sup> Street on the south; and an irregular western boundary stretching northwest from Wallace and 79<sup>th</sup> Streets to LaSalle and 61<sup>st</sup> Streets.

**Chatham.** Settlement of the Chatham community began between 1884 and 1895, with the construction of frame houses in a new residential area named Avalon Highlands. In 1889, Chatham was annexed into the City of Chicago as a part of the Village of Hyde Park and the Town of Lake. Through the beginning of the twentieth century, the majority of the community consisted of either grassland or swamp. After World War I, construction began with a cluster of bungalows at 79<sup>th</sup> and Maryland Avenue, and a new community of homes was developed from 87<sup>th</sup> Street to 89<sup>th</sup> Street between Indiana Avenue and State Street.

As a community of middle-class professionals and service workers, Chatham experienced significant growth through the middle of the 20<sup>th</sup> century, despite poor transportation to downtown Chicago and limited shopping facilities. Residential growth was augmented in the 1940s and 1950s by the development of the Chatham Fields Housing Project, the introduction of a new shopping center on Cottage Grove Avenue, and the creation of a light manufacturing district along the Illinois Central Railroad (ICRR) between 83<sup>rd</sup> and 87<sup>th</sup> streets.

Known as a stable community with a low crime rate, Chatham's level of home-ownership is strong

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<sup>1</sup>Information on the history of the Chatham and Greater Grand Crossing Community Areas was derived from the Local Community Fact Book Chicago Metropolitan Area 1990, edited by the Chicago Fact Book Consortium, (copyright 1995, Board of Trustees of the University of Illinois) at pages 142-143 and 196-198.

in comparison to other Community Areas on Chicago's South Side. Neighborhoods in the area consist of mostly single-family dwellings and two- and three-flat apartment buildings; historically, between fifty-five and sixty percent of the housing stock in the area has been owner-occupied. Another feature of the community is a commitment to neighborhood involvement. Neighborhoods in the area have organized multiple block clubs that work to relieve overcrowding in area schools, defend the neighborhoods from gangs, and influence neighborhood zoning decisions.

Though Chatham still maintains an attractive residential community, its business district is in need of investment from the private sector. Much of the area suffers from physical decay and obsolete and outdated structures, most notably within the Cottage Grove Avenue corridor. Rehabilitation has been scattered throughout the area, and a notable improvement in the appearance and functionality of main thoroughfares would be best addressed through a coordinated, neighborhood-wide redevelopment strategy.

**Greater Grand Crossing.** The community of Greater Grand Crossing is comprised of several century-old neighborhoods, including Grand Crossing, Park Manor, Brookline, Brookdale, and Essex. A socio-economic mix of working class and poverty-ridden areas, Greater Grand Crossing is comprised of a south central core that resembles more prosperous neighborhoods to the south, and a periphery that bears a socio-economic resemblance to the resource-poor communities of the South Side of Chicago.

The development of Greater Grand Crossing followed a historic rail collision between trains of the Illinois Central and Michigan Southern railroads in 1853, at the intersection of what is now 75<sup>th</sup> Street and South Chicago Avenue. South Side developer Paul Cornell believed that the area surrounding the stop was a desirable site for both residential and industrial development, as transportation into the City was assured. The remainder of the community was unsettled prairie, until the manufacturing industry began establishing factories in the community during the 1870s, the earliest of which was the Chicago Tack Company, established in 1876. As industrial development grew, frame cottages began to appear in the 1890s, between 71<sup>st</sup> and 75<sup>th</sup> Streets from Cottage Grove Avenue to St. Lawrence Avenue. Development was further facilitated by the extension of the Calumet Electric Trolley Line at 63<sup>rd</sup> Street and Grand Boulevard (King Drive) to Cottage Grove Avenue and 93<sup>rd</sup> Street.

Between 1895 and 1930, the population of Greater Grand Crossing grew steadily. However, during the Depression and World War II, only minor population increases occurred. Though the community is served by extensive bus routes as well as three rapid transit and three commuter rail routes, no major residential development has taken place in the neighborhood since the 1960s. Commercial activities along the east-west thoroughfares of 71<sup>st</sup>, 75<sup>th</sup>, and 79<sup>th</sup> Streets, as well as the north-south thoroughfares of Cottage Grove Avenue and State Street remain strong, but the overall number of housing units in the neighborhood declined 10% between 1970 and 1990.

### *Existing Land Use*

Based on *S. B. Friedman & Company's* research, seven land uses have been identified within the 87<sup>th</sup>/Cottage Grove RPA:

- Commercial;
- Residential;
- Mixed Uses;
- Light Industrial;
- Public/Institutional (including public facilities, religious institutions, and social services);
- Parks/Open Space; and
- Vacant Land

The existing land use pattern in the 87<sup>th</sup>/Cottage Grove RPA is shown in Map 3. This map represents the predominant land use in the area on a block-by-block basis. The predominant land use displayed is not necessarily the only land use present on a given block. The mixed-use designation is used in those areas where no one land use category predominates. These areas contain two or more of the following land uses: residential, commercial, public/institutional, or vacant land.

Overall, the area contains mainly commercial, residential, and mixed land uses. Commercial uses are located along Cottage Grove Avenue, along 79<sup>th</sup> Street, and along 87<sup>th</sup> Street. Residential uses are found primarily south of 87<sup>th</sup> Street, but are interspersed with other land uses throughout the rest of the RPA. Public, institutional, and light industrial uses are dispersed throughout the RPA.

**Commercial.** Commercial and retail development is located primarily along Cottage Grove Avenue and interspersed with residential and institutional uses along 79<sup>th</sup> Street and 87<sup>th</sup> Street.

**Residential.** Residential uses are interspersed throughout the RPA and consist of multi-family rental apartment buildings and rental apartments above commercial uses on the main floor. A number of single-family homes and condominium units are also found in the RPA, primarily south of 87<sup>th</sup> Street.

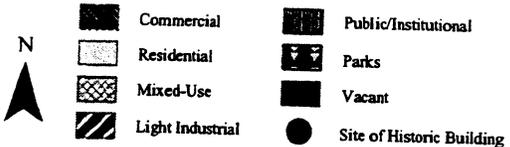
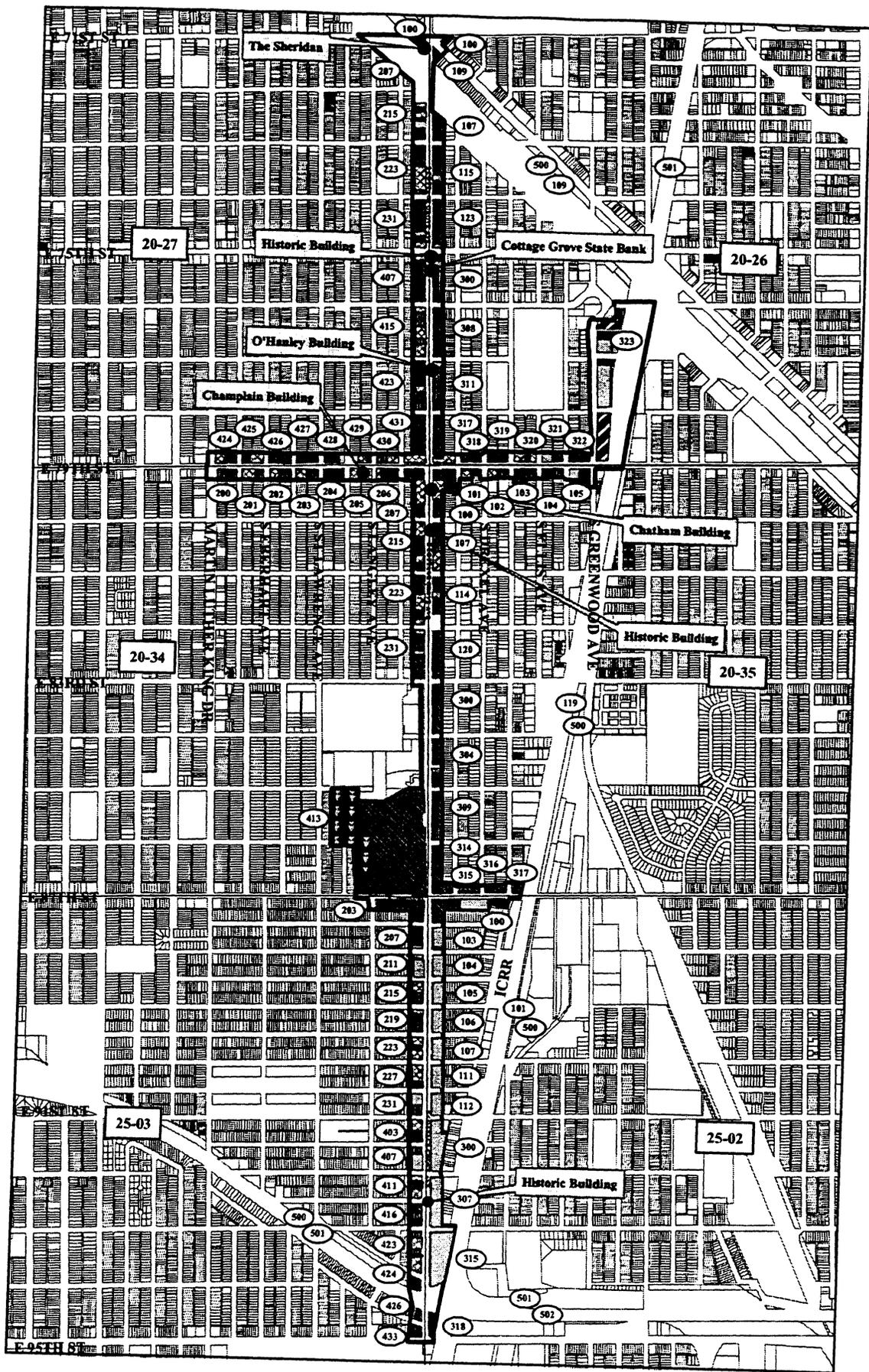
**Mixed Uses.** Instances of mixed uses are found throughout the RPA and primarily consist of buildings with commercial uses on the ground floor and residential uses above.

**Light Industrial.** There are several light industrial uses in the RPA, located mostly adjacent to the Illinois Central Railroad.

**Public/Institutional.** There are several public and/or institutional uses located throughout the RPA.

**Parks/Open Space.** The RPA contains one Chicago Park District park: Brown Memorial, located at 85<sup>th</sup> Street, west of Cottage Grove Avenue.

**Vacant Land.** There are numerous vacant parcels of varying sizes distributed throughout the RPA.



**MAP 3: EXISTING LAND USE**  
**87th/Cottage Grove**  
**Tax Increment Financing District**

***Historically Significant Structures***

*S. B. Friedman & Company* obtained data from the Chicago Historic Resources Survey (CHRS) to identify architecturally and/or historically significant buildings located within the 87<sup>th</sup>/Cottage Grove RPA. The CHRS identifies over 17,000 Chicago properties and contains information on buildings that may possess important architectural and/or historical significance. A ranking system was used to identify historic and architectural significance according to three criteria adopted by the CHRS: 1) age; 2) degree of external physical integrity; and 3) level of possible significance.

According to this survey, eight buildings have been identified by the CHRS as possessing some architectural feature or historical association that made them significant in the context of the community. Some structures potentially would qualify for Chicago Landmark designation. These properties include:

Table 1: Historic Buildings in RPA

Name	Address	Type of Building	Style	Year Built
Champlain Building	635 E. 79 <sup>th</sup> Street	Mixed-Use	Renaissance	1927
The Sheridan	7118 S. Cottage Grove Avenue	Mixed-Use	N/A	1890
N/A	7512 S. Cottage Grove Avenue	Commercial	N/A	1899
Cottage Grove State Bank	7529 S. Cottage Grove Avenue	Commercial	Classical	1923
O'Hanley Building	7705 S. Cottage Grove Avenue	Mixed-Use	Renaissance	1928
Chatham Building	7910 S. Cottage Grove Avenue	Commercial	Renaissance	1925
N/A	8008 S. Cottage Grove Avenue	Mixed Use	Queen Anne	1896
N/A	9234 S. Cottage Grove Avenue	Mixed-Use	Baroque	1929

None of these eight buildings is slated for redevelopment or rehabilitation at the time of this Eligibility Study and Redevelopment Plan.

The location of these historic buildings is detailed on Map 3, along with current land uses within the RPA.

### ***3. Eligibility Analysis***

#### ***Provisions of the Illinois Tax Increment Allocation Redevelopment Act***

Based on the conditions found within the 87th/Cottage Grove RPA at the completion of *S. B. Friedman & Company's* research, it has been determined that the 87th/Cottage Grove RPA meets the eligibility requirements of the Act as a conservation area. The following outlines the provisions of the Act to establish eligibility.

Under the Act, two primary avenues exist to establish eligibility for an area to permit the use of tax increment financing for area redevelopment: declaring an area as a “blighted area” and/or a “conservation area.”

“Blighted areas” are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals, or welfare of the community, and are substantially impairing the growth of the tax base in the area. “Conservation areas” are those improved areas which are deteriorating and declining and soon may become blighted if the deterioration is not abated.

The statutory provisions of the Act specify how a district can be designated as a “conservation” and/or “blighted area” district based upon an evidentiary finding of certain eligibility factors listed in the Act. The eligibility factors for each designation are identical for improved property. A separate set of factors exists for the designation of vacant land as a “blighted area.”

This report summarizes the analyses and findings of the consultants’ work, which is the responsibility of the Consultant. *S. B. Friedman & Company* has prepared this report with the understanding that the City would rely 10 on the findings and conclusions of this report in proceeding with the designation of the Study Area as a redevelopment project area under the Act, and 2) on the fact that the Consultant has obtained the necessary information to conclude that the Study Area can be designated as a redevelopment project area under the Act.

#### ***Factors For Improved Property***

For improved property to constitute a “blighted area,” a combination of five or more of the following 13 eligibility factors listed at 65 ILCS 5/11-74.4-3 (a) and (b) must meaningfully exist and be reasonably distributed throughout the RPA. “Conservation areas” must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three or more of the same 13 eligibility factors which are detrimental to the public safety, health, morals, or welfare and which could result in such an area becoming a blighted area.

**Dilapidation.** An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

**Obsolescence.** The condition or process of falling into disuse. Structures have become ill-suited for

the original use.

**Deterioration.** With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

**Presence of Structures Below Minimum Code Standards.** All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

**Illegal Use of Individual Structures.** The use of structures in violation of the applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

**Excessive Vacancies.** The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

**Lack of Ventilation, Light or Sanitary Facilities.** The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

**Inadequate Utilities.** Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

**Excessive Land Coverage and Overcrowding of Structures and Community Facilities.** The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way,

lack of reasonably required off-street parking, or inadequate provision for loading and service.

**Deleterious Land Use or Layout.** The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

**Environmental Clean-Up.** The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

**Lack of Community Planning.** The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

**Lack of Growth in Equalized Assessed Value.** The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

As explained, "blighted areas" must have a combination of five or more of these eligibility factors and "conservation areas" must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three or more of these eligibility factors.

### ***Factors For Vacant Land***

Under the provisions of the "blighted area" section of the Act, for vacant land to constitute a "blighted area," a combination of two or more of the following six factors must be identified as being present to a meaningful extent and reasonably distributed which act in combination to impact the sound growth in tax base for the proposed district:

**Obsolete Platting of Vacant Land.** Parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other

public rights-of-way or that omitted easements for public utilities.

**Diversity of Ownership.** Diversity of ownership exists when adjacent properties are owned by multiple parties. When diversity of ownership of parcels of vacant land is sufficient in number to retard or impede the ability to assemble the land for development, this factor applies.

**Tax and Special Assessment Delinquencies.** Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.

**Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land.** Evidence of structural deterioration and area disinvestment in blocks adjacent to the vacant land may substantiate why new development had not previously occurred on the vacant parcels.

**Environmental Clean-Up.** The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

**Lack of Growth in Equalized Assessed Value.** The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

Additionally, under the “blighted area” section of the Act, eligibility may be established for those vacant areas that would have qualified as a blighted area immediately prior to becoming vacant. Under this test for establishing eligibility, building records may be reviewed to determine that a combination of five or more of the 13 “blighted area” eligibility factors were present immediately prior to demolition of the area’s structures.

The vacant “blighted area” section includes six other tests for establishing eligibility, but none of these are relevant to the conditions within the 87th/Cottage Grove RPA.

### ***Methodology Overview and Determination of Eligibility***

Analysis of eligibility factors was done through research involving an extensive exterior survey of all properties within the 87th/Cottage Grove RPA, as well as a review of building and property records. Property records include building code violation citations, building permit data, and assessor information. The exterior survey of the area established that there are 537 buildings within the 87th/Cottage Grove RPA. In addition, to verify the age for the area buildings, field observations

were compared to the recorded age of the buildings in property records obtained from the Cook County Assessor's office.

The areas located within the 87th/Cottage Grove RPA are predominantly characterized by residential, mixed-use, commercial, and institutional structures of varying degrees of deterioration. All properties were examined for qualification factors consistent with either "blighted area" or "conservation area" requirements of the Act. Based on these criteria, the properties within the 87th/Cottage Grove RPA qualify for designation as a TIF Redevelopment Project Area as a "conservation area" as defined by the Act.

To arrive at this designation, *S. B. Friedman & Company* calculated the number of eligibility factors present on a building-by-building, parcel-by-parcel, and/or property-by-property basis and analyzed the distribution of the eligibility factors on a block-by-block basis. When appropriate, we calculated the presence of eligibility factors on infrastructure and ancillary properties associated with the structures. The eligibility factors were correlated to buildings using structure-base maps, property files created from field observations, record searches, and field surveys. This information was then graphically plotted on a block map of the 87th/Cottage Grove RPA to establish the distribution of eligibility factors, and to determine which factors were present to a major or minor extent.

Major factors are used to establish eligibility. These factors are present to a meaningful extent on most of the blocks and evenly distributed throughout the RPA. Minor factors are supporting factors present to a meaningful extent on some of the blocks or on a scattered basis. Their presence suggests that the area is at risk of experiencing more extensive deterioration and disinvestment.

While it may be concluded under the Act that the mere presence of the minimum number of the stated factors may be sufficient to make a finding as a conservation area, this evaluation was made on the basis that the conservation area factors must be present to an extent that indicates that public intervention is appropriate or necessary. In addition, the distribution of conservation area factors must be reasonably distributed throughout the RPA so that non-qualifying areas are not arbitrarily included in the RPA simply because of proximity to areas that qualify as a conservation area.

### ***Conservation Area Findings***

As required by the Act, within a conservation area, at least 50% of the buildings must be 35 years of age or older, and at least three of the 13 other eligibility factors must be found present to a major extent within the 87th/Cottage Grove RPA.

Establishing that at least 50% of the 87th/Cottage Grove RPA buildings are 35 years of age or older is a condition precedent to establishing the area as a conservation area under the Act. Taking into account information obtained from architectural characteristics, building configurations, the Cook County Assessor's office, and the historic development patterns within the community, we have established that of the 537 buildings, 482 (90%) within the 87th/Cottage Grove RPA are 35 years of age or older.

In addition to establishing that the 87th/Cottage Grove RPA meets the age requirement, our research

has revealed that the following four factors are present to a major extent:

- Deterioration;
- Structures Below Minimum Code Standards;
- Inadequate Utilities; and
- Lack of Growth in Equalized Assessed Value

Based on the presence of these factors, the RPA meets the requirements of a “conservation area” under the Act. The RPA is not yet blighted, but because of a combination of the factors present the RPA may become a blighted area.

As a whole, the area suffers from deterioration of buildings and infrastructure which illustrates the level of physical deficiencies within the 87<sup>th</sup>/Cottage Grove RPA. In addition, structures were found to be below minimum code standards and in some parts of the RPA showed an excessive level of vacancy (particularly commercial buildings with vacant storefronts), and cases of functional and economic obsolescence. Furthermore, the condition of underground utilities within the RPA is generally inadequate in that the RPA is serviced by water mains and/or sewers that are antiquated or of insufficient capacity and are scheduled for or are overdue for replacement. Finally, the total EAV of the RPA grew at a rate that was less than that of the balance of the municipality for three of the last five annual periods (1996-2001) for which information was available. Overall, the EAV of the RPA grew at a rate that was significantly lower than the growth rate for the City of Chicago.

The Factors-by-Block Table in Appendix 2 details the conservation eligibility factors by block within the 87<sup>th</sup>/Cottage Grove RPA. Maps 4a through 4d illustrate the distribution of those conservation eligibility factors found to be present to a major extent by highlighting each block where the respective factors were found to be present to a meaningful degree. The following sections summarize our field research as it pertains to each of the identified eligibility factors found within the 87<sup>th</sup>/Cottage Grove RPA.

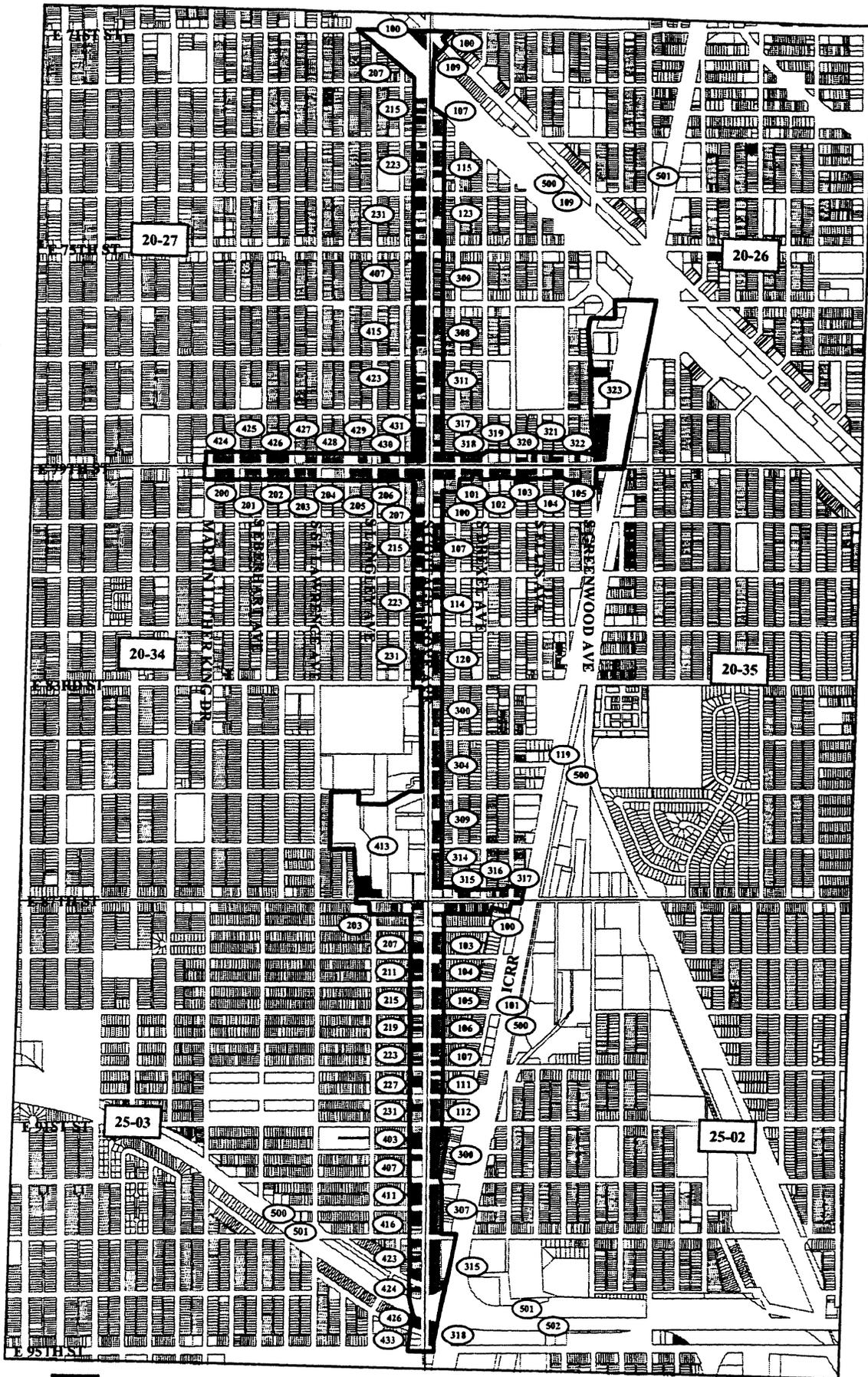
## **1. Deterioration**

Of the 537 buildings within the RPA, 317 (59%) exhibited deterioration. Catalogued deterioration included collapsed or missing gutters and down spouts, cracked, broken or missing windows, evidence of roof leaks, building foundation problems, and cracked exterior wall surfaces. These are conditions not readily correctable through normal maintenance. Structural deterioration is indicative of an area that is at risk of becoming blighted without direct intervention.

Overall, deterioration was considered to be present to a meaningful extent on 69% of the 90 total blocks (more than two out of every three blocks) within the 87<sup>th</sup>/Cottage Grove RPA.

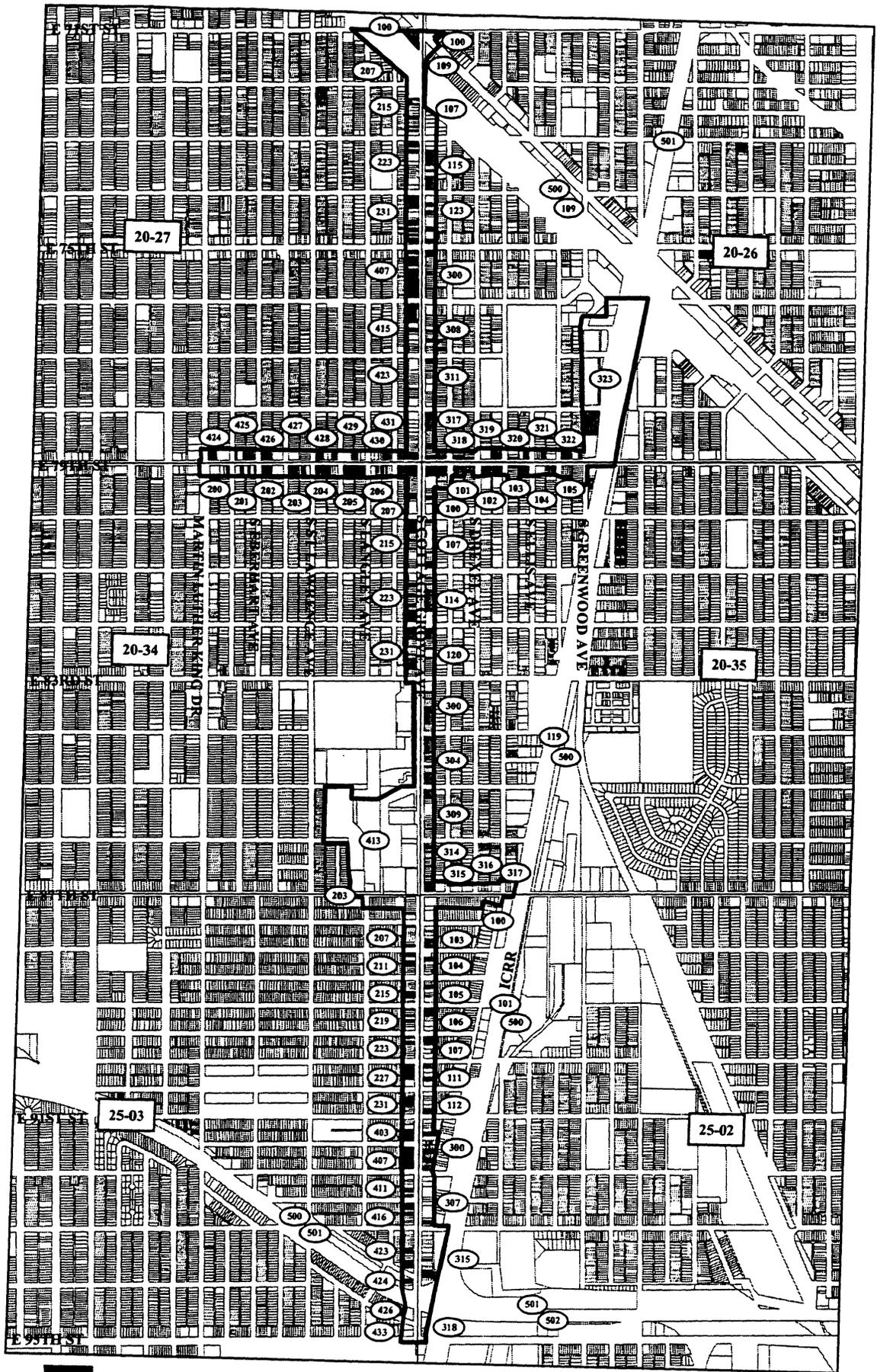
## **2. Structures Below Minimum Code**

Relying on data provided by the City’s Department of Buildings, code violation citations were issued for 208 separate property addresses within the 87<sup>th</sup>/Cottage Grove RPA between January 1995 and December 2001. This continuing problem underscores the documented deterioration of buildings.



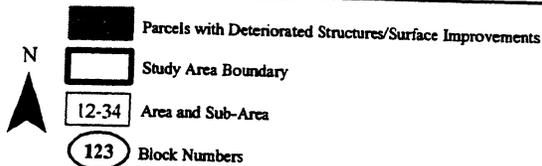
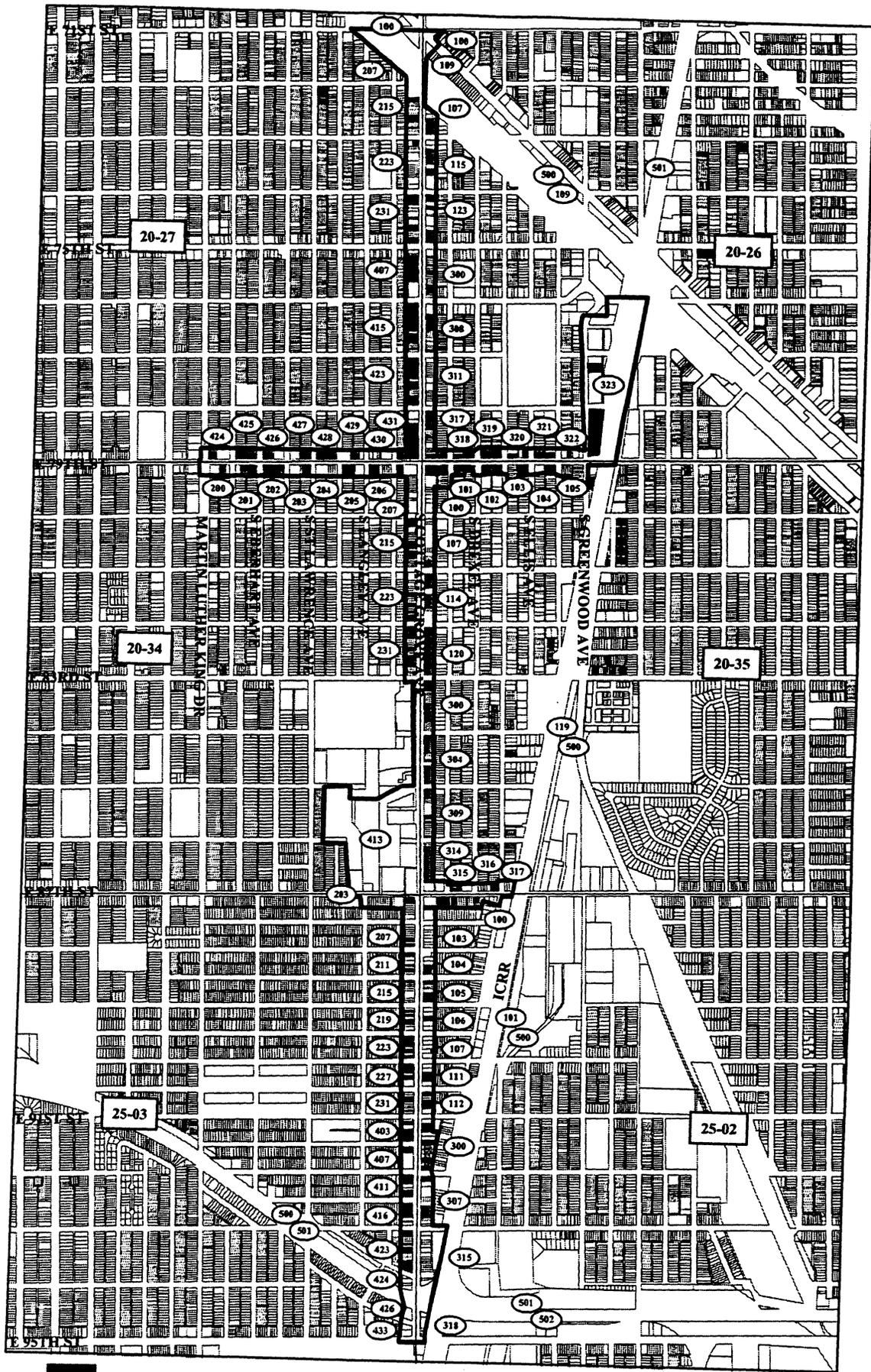
-  Parcels with Structures 35 years of age or older
-  Study Area Boundary
-  Area and Sub-Area
-  Block Numbers

**MAP 4a: AGE**  
**87th/Cottage Grove**  
**Tax Increment Financing District**

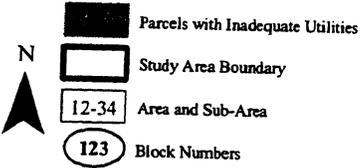
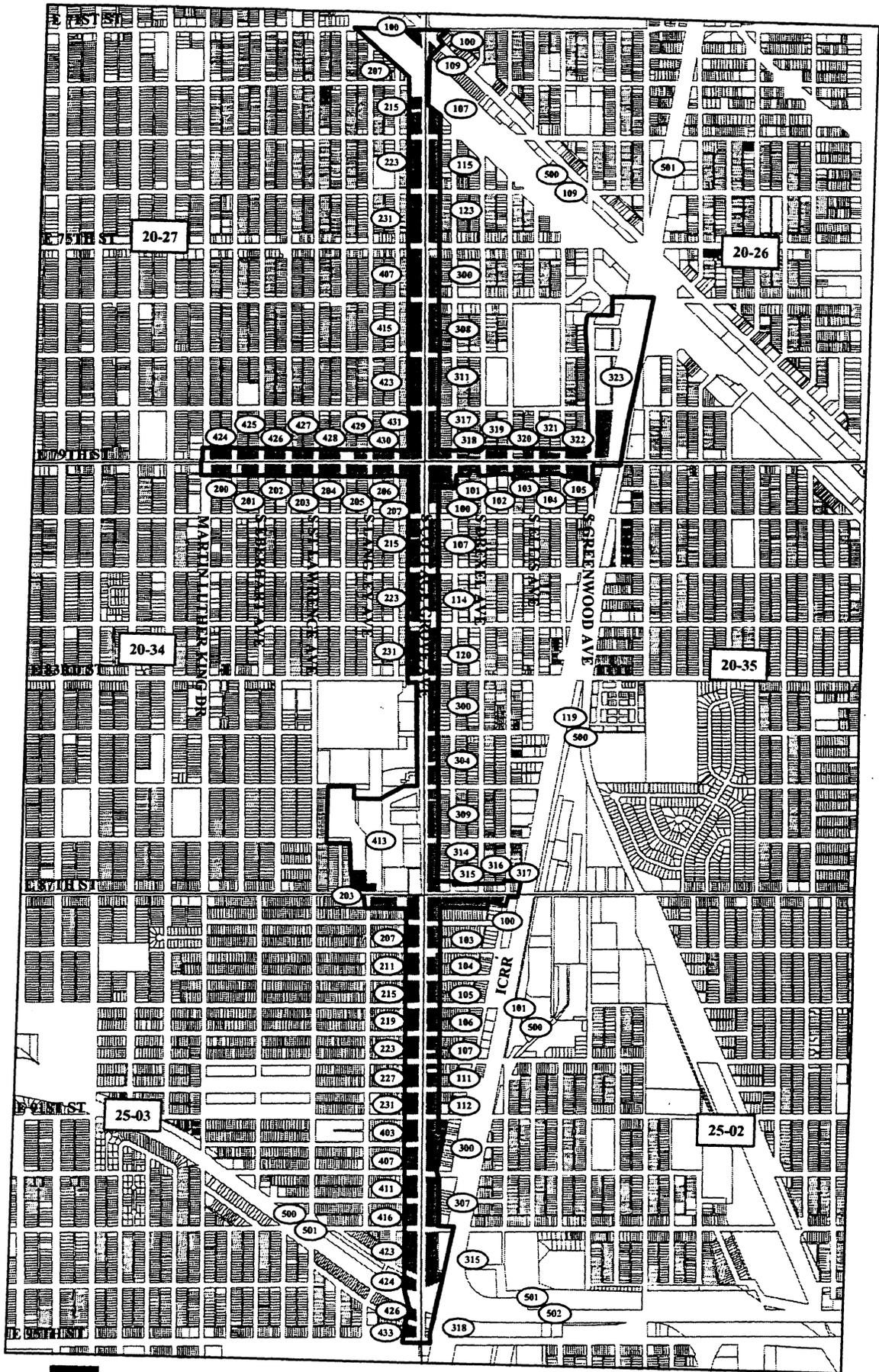


-  Parcels with Structures Below Minimum Code
-  Study Area Boundary
-  Area and Sub-Area
-  Block Numbers

**MAP 4b: BELOW CODE**  
**87th/Cottage Grove**  
**Tax Increment Financing District**



**MAP 4c: DETERIORATION**  
**87th/Cottage Grove**  
**Tax Increment Financing District**



**MAP 4d: INADEQUATE UTILITIES**  
**87th/Cottage Grove**  
**Tax Increment Financing District**

Structures below code standards indicate that a building is in a current state of non-compliance and could potentially fall into more severe disrepair. The code violation citations have implicated 39% of the buildings within the 87<sup>th</sup>/Cottage Grove RPA between January 1995 and December 2001.

This eligibility factor was present to a meaningful extent on 72% of the 90 total blocks within the RPA.

### 3. Inadequate Utilities

A review of the City's water and sewer atlases found that inadequate underground utilities affect nearly all of the blocks within the RPA. Blocks within the RPA that are serviced by antiquated water mains that are either scheduled for or overdue for replacement affect 94% of the total parcels in the RPA. Some replacements are required because the water lines have reached the end of their 100-year useful service lives and others are needed because the water mains are of insufficient size to comply with modern capacity requirements.

Due to the age and condition of the sewer and water lines, inadequate utilities was found to be present to a meaningful extent on 93% of the 90 total blocks within the 87<sup>th</sup>/Cottage Grove RPA.

### 4. Lack of Growth in Equalized Assessed Value

The total EAV is a measure of the property value in the 87<sup>th</sup>/Cottage Grove RPA. A lack of growth in EAV has been found for the RPA in that the rate of growth in property values (as measured by EAV) of the RPA has been less than that of the balance of the City of Chicago for three out of the last five years for which information is available (1996 through 2001). The lack of growth in equalized assessed value within an area is one of the strongest indicators that the area as a whole has not been subject to growth and development by private enterprise.

Table 2: Percent Change in Annual Equalized Assessed Valuation (EAV)

	Percent Change in EAV 1996/1997	Percent Change in EAV 1997/1998	Percent Change in EAV 1998/1999	Percent Change in EAV 1999/2000	Percent Change in EAV 2000/2001
87 <sup>th</sup> /Cottage Grove	7.85%	2.72%	0.51%	6.59%	7.21%
City of Chicago (balance of)	8.40%	1.77%	4.17%	14.50%	3.71%

The percent change in EAV of the RPA was lower than that of the balance of the City of Chicago for three of the last five years. Therefore, the RPA as a whole qualifies for the Lack of Growth in EAV factor.

\* The 1997/1998 and 2000/2001 periods are shaded to indicate that they are non-qualifying years.

This eligibility factor was analyzed area-wide and is considered to be present to a meaningful extent for the entire 87<sup>th</sup>/Cottage Grove RPA.

### ***Minor Supporting Factors***

In addition to the factors that previously have been documented as being present to a major extent in the 87th/Cottage Grove RPA, three additional factors are present to a minor extent. These additional factors demonstrate that the 87th/Cottage Grove RPA is gradually declining through disinvestment. Left unchecked, these conditions could accelerate the decline of the community, and combined with those factors that have been used to qualify the RPA as a conservation area, could lead to more widespread and intensive commercial and residential disinvestment.

#### **1. Deleterious Land Use and Layout**

Deleterious land use and layout was evaluated on both a parcel-by-parcel and an area-wide basis. This factor may be present regardless of whether or not a structure exists on a parcel. The documented presence of this factor within the RPA includes:

- Adjacent land uses that are incompatible;
- Blocks and parcels of an irregular size and/or shape that do not adhere to contemporary standards of development, and may adversely impact the potential for future redevelopment;
- The orientation of both buildings and surface improvements (such as driveways and alleys) on a particular site or within the context of an entire block that impede the safe and efficient movement of traffic and pedestrians; and
- The existence of incompatible uses within a single building or on a single parcel.

Deleterious land use and layout was found to be present to a meaningful extent on 16% of the 90 total blocks within the RPA.

#### **2. Obsolescence**

An appreciable amount of functional obsolescence exists within the 87th/Cottage Grove RPA. Obsolescence, either functional, economic, or some combination of both, was documented for 102 of the 537 buildings (19%) within the RPA. Often, the economic disadvantage of an area's buildings is the direct result of their functional obsolescence. Many of these buildings cannot compete in the market without some intervention or correction of obsolete factors. Economically obsolete buildings and properties have an adverse effect on nearby properties and detract from the physical, functional, and economic vitality of the surrounding community.

Overall, this factor was present to a meaningful extent on 24% of the 90 total blocks in the 87th/Cottage Grove RPA.

#### **3. Excessive Vacancies**

Of the 537 buildings within the RPA, 98 (18%) exhibited excessive vacancies. A building was

considered to have excessive vacancies if it appeared to be at least one-third vacant, including commercial storefronts. Many of the buildings within the 87th/Cottage Grove RPA have vacant or underutilized commercial storefronts.

This factor was present to a meaningful extent on 21% of the 90 total blocks within the RPA.

## ***4. Redevelopment Project & Plan***

### ***Redevelopment Needs of the 87th/Cottage Grove RPA***

The existing land use pattern and physical conditions in the 87th/Cottage Grove RPA suggest six redevelopment needs for the area:

1. Property assembly, demolition, and site preparation;
2. Infrastructure improvements, streetscaping, and buffering/screening between land uses;
3. Resources for commercial, residential, and mixed-use development and rehabilitation;
4. Improvement and expansion of public facilities and other supportive land uses; and
5. Job training and day care assistance

The Eligibility Study and Redevelopment Plan identifies the tools that the City will use to guide redevelopment in the 87th/Cottage Grove RPA to create a cohesive and vibrant mixed-use community. Currently, the 87th/Cottage Grove RPA is characterized by signs of deteriorated buildings and infrastructure, vacant and underutilized parcels, conflicting land uses, and an overall lack of growth in property values.

The goals, objectives, and strategies discussed below have been developed to address these needs and facilitate the sustainable redevelopment of the 87th/Cottage Grove RPA. The proposed public improvements outlined in the Eligibility Study and Redevelopment Plan will help to create an environment conducive to private investment and redevelopment within the 87th/Cottage Grove RPA. To support specific projects and encourage future investment in the RPA, public resources, including tax increment financing, may be used to: facilitate property assembly, demolition, and site preparation; improve or repair RPA infrastructure; provide streetscaping, landscaped buffers, and screening elements between land uses; develop and rehabilitate commercial and residential buildings and/or units; preserve and develop affordable housing units; improve, build, and/or expand existing public facilities; and provide job training and day care assistance. In addition, tax increment financing may be used to finance new construction of affordable housing and subsidize developer interest costs related to redevelopment projects.

### ***Goals, Objectives, and Strategies***

The goals, objectives and strategies are designed to address the needs of the community and form the overall framework of the Eligibility Study and Redevelopment Plan for the use of anticipated tax increment funds generated within the 87th/Cottage Grove RPA.

**Goal.** The overall goal of the Eligibility Study and Redevelopment Plan is to reduce or eliminate conditions that qualify the 87th/Cottage Grove RPA as a conservation area and to provide the direction and mechanisms necessary to create a cohesive and vibrant mixed-use, mixed-income community and to preserve diversity in the area. Redevelopment of the RPA will improve retail, commercial, and housing conditions, improve the relationship between the area's diverse land uses, and attract private redevelopment. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment.

Objectives. Fifteen broad objectives support the overall goal of area-wide revitalization of the RPA. These include:

1. Strengthen the overall economic well-being of the RPA by providing resources for and encouraging the development and redevelopment of retail, commercial, mixed-use, residential, and institutional uses, as appropriate, within the RPA;
2. Encourage retail, commercial, mixed-use, and residential development by facilitating the assembly, preparation, and marketing of vacant and improved sites, and by assisting private developers to assemble suitable sites for modern development needs;
3. Reinforce a corridor/district identity through public and private improvements, especially at key nodes within the corridor such as the intersections of Cottage Grove Avenue and 71<sup>st</sup> Street, 75<sup>th</sup> Street, 79<sup>th</sup> Street, 87<sup>th</sup> Street, and 95<sup>th</sup> Street;
4. Preserve and enhance the pedestrian orientation of appropriate retail nodes and other areas with heavy pedestrian activity along Cottage Grove Avenue, by encouraging pedestrian-friendly uses and design strategies that include, but are not limited to, the following: facilitate safe pedestrian movement across wide arterial streets with pedestrian amenities; widen narrow sidewalks; and create visual interest and safer pedestrian environments with streetscaping, landscaping, lighting, and buffering;
5. Support the preservation of existing community businesses and residences by providing infrastructure, traffic controls, and other resources to accommodate new development;
6. Facilitate the preservation and/or rehabilitation of anchor retail, commercial, and institutional uses, established institutional facilities, and architecturally or historically significant buildings in the RPA;
7. Support the goals and objectives of other overlapping plans, including the *Cottage Grove Commercial Corridor Plan* (City of Chicago Planning Now Study, October 2000), and coordinate available federal, state, and local resources to further the goals of this Eligibility Study and Redevelopment Plan;
8. Foster the replacement, repair, and/or improvement of infrastructure, where needed, including sidewalks, streets, curbs, gutters, and underground water and sanitary systems to facilitate the construction of new retail, commercial, mixed-use, and residential development;
9. Facilitate the remediation of environmental problems to provide additional land for new retail, commercial, mixed-use, and residential development and redevelopment, as appropriate;
10. Facilitate the provision of adequate on- and off-street parking for visitors, employees, and customers of the RPA;

11. Enhance neighborhood appearance and improve the quality of the existing housing stock by leveraging TIF funds to provide assistance for the rehabilitation of single- and multi-family residences;
12. Provide support for existing community businesses by leveraging TIF funds to provide assistance for the rehabilitation of existing commercial and mixed-use buildings;
13. Create an environment for educational, recreational, and other institutional facilities where needed and in accordance with the Eligibility Study and Redevelopment Plan by providing enhancement opportunities for public facilities and institutions, such as parks, transit facilities, and other institutional uses;
14. Provide opportunities for women-owned, minority-owned, and locally owned businesses to share in the job and construction opportunities associated with the redevelopment of the RPA;
15. Support job training programs and increase employment opportunities for area residents that may result from new development; and
16. Support the cost of day care operations established by existing and future businesses in the RPA to serve employees of low-income families working in the RPA.

**Strategies.** These objectives will be implemented through five (5) specific and integrated strategies. These include:

1. **Implement Public Improvements.** A series of public improvements throughout the 87<sup>th</sup>/Cottage Grove RPA may be designed and implemented to help define and create an identity for the area, prepare sites for anticipated private investment, and create a more conducive environment for retail, commercial, mixed-use, and residential development. Public improvements which are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements in the RPA.

These improvements may include new streetscaping, street and sidewalk lighting, resurfacing of alleys, sidewalks and streets, improvement of underground water and sewer infrastructure, creation of parks and open space, and other public improvements consistent with the Eligibility Study and Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels.

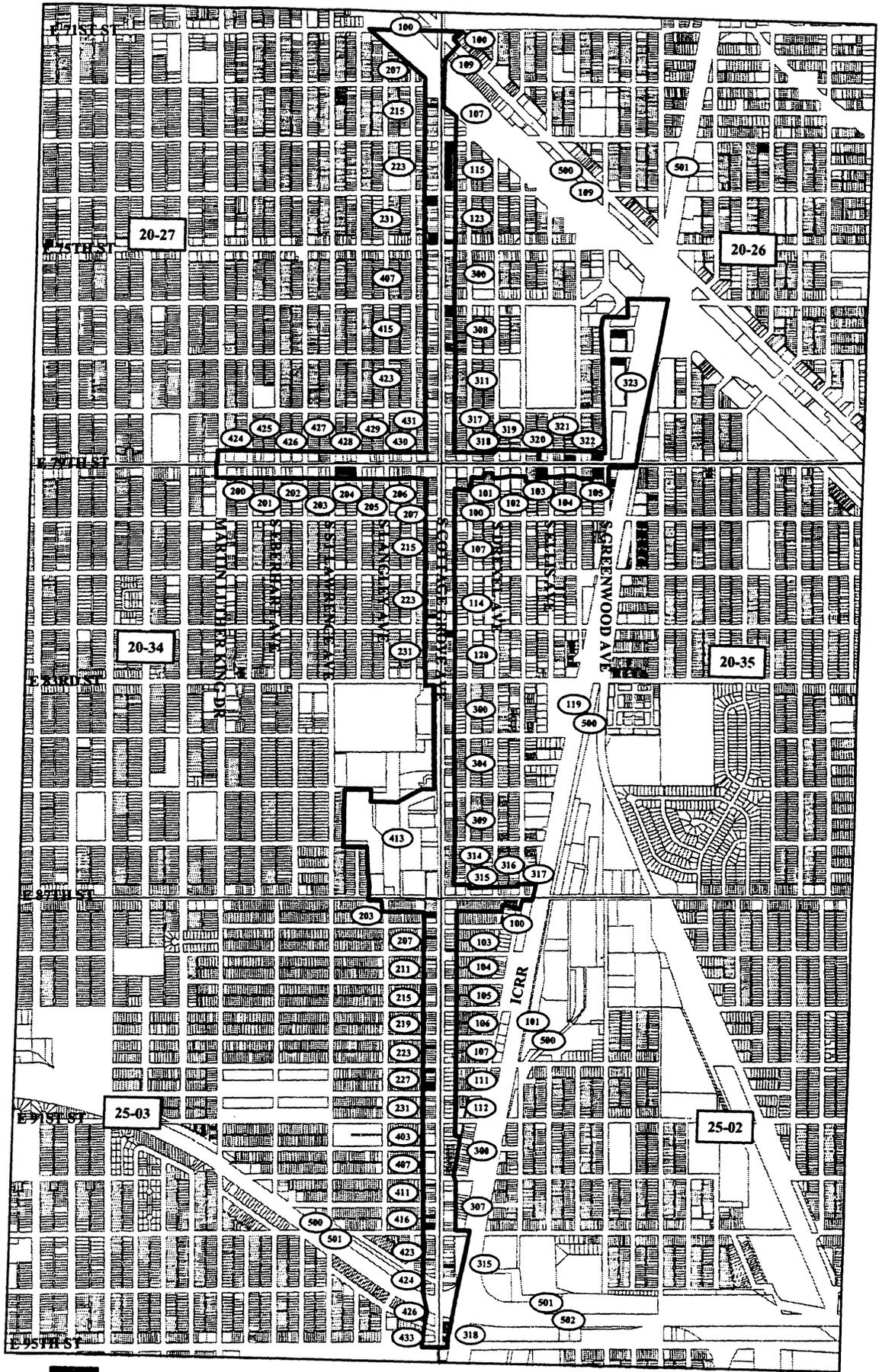
2. **Develop Vacant and Underutilized Sites.** The redevelopment of vacant and underutilized sites within the 87<sup>th</sup>/Cottage Grove RPA is expected to stimulate private investment and enhance the RPA. Development of vacant and underutilized sites is anticipated to have a positive impact on other properties beyond the individual project sites.

3. **Encourage Private Sector Activities and Support New Development.** Through the creation and support of public-private partnerships, or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners and businesses, to undertake rehabilitation and redevelopment projects and other improvements that are consistent with the goals of this Eligibility Study and Redevelopment Plan and which maintain the integrity of the historically significant buildings in the 87<sup>th</sup>/Cottage Grove RPA.
  
4. **Facilitate Property Assembly, Demolition, and Site Preparation.** Specific sites may be acquired and assembled by the City to attract future private investment and development. The consolidated ownership of these sites will make them easier to market to potential developers and will streamline the redevelopment process. In addition, financial assistance may be provided to private developers seeking to acquire land and assemble sites to undertake projects supportive of this Eligibility Study and Redevelopment Plan.

To meet the goals, policies or objectives of this Eligibility Study and Redevelopment Plan, the City may acquire and assemble property throughout the RPA. Land assemblage by the City may be done by purchase, exchange, donation, lease, eminent domain, or through the Tax Reactivation Program and may be for the purposes of (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate. Furthermore, the City may require written development agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

Map 5, *Land Acquisition Overview Map*, indicates 73 parcels currently proposed to be acquired for redevelopment in the RPA and is based on parcels targeted for acquisition by the City of Chicago. Appendix 3 contains a list of the acquisition parcels by block and Permanent Index Number (PIN). These parcels may be acquired to facilitate the redevelopment within the 87<sup>th</sup>/Cottage Grove RPA, consistent with the goals and objectives of this Eligibility Study and Redevelopment Plan.

In connection with the City exercising its powers to acquire real property not currently identified on the Land Acquisition Overview Map (Map 5) and listed in Appendix 3, including the exercise of the power of eminent domain, under the Act in implementing this Eligibility Study and Redevelopment Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Eligibility Study and Redevelopment Plan. Relocation assistance may be provided to facilitate redevelopment of portions of the RPA, and to meet other City objectives. Businesses or households legally occupying properties to be acquired by the City may be provided with relocation advisory and/or financial assistance as determined by the City.



-  N
-  Parcels on Acquisition List
-  Study Area Boundary
-  12-34 Area and Sub-Area
-  123 Block Numbers

**MAP 5: LAND ACQUISITION OVERVIEW**  
**87th/Cottage Grove**  
**Tax Increment Financing District**

For properties described on Map 5, the acquisition of occupied properties by the City shall commence within four years from the date of the publication of the ordinance approving this Eligibility Study and Redevelopment Plan. Acquisition shall be deemed to have commenced with the sending of an offer letter. After the expiration of this four-year period, the City may acquire such property pursuant to this Eligibility Study and Redevelopment Plan under the Act according to its customary procedures as described in the preceding paragraph.

5. **Assist Existing Businesses and Residents.** The City may provide assistance to support existing businesses, property owners, and residents in the RPA. This may include financial and other assistance for rehabilitation, leasehold improvements, new construction, and the provision of affordable housing units. TIF assistance may be used independently or with other housing programs to support new and rehabilitated rental and for-sale housing that could include a mixture of market-rate units and units affordable to moderate-, low-, and very low-income households. Resources also may be available to businesses for job training, welfare-to-work, and day care assistance. In addition, to the extent allowable under the law, locally owned businesses and residents will be targeted to share in the employment, job, and construction-related opportunities that may be offered by redevelopment within the 87th/Cottage Grove RPA.

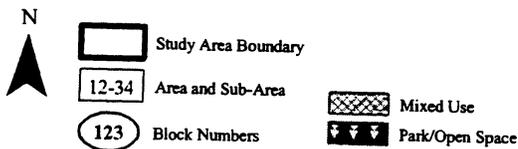
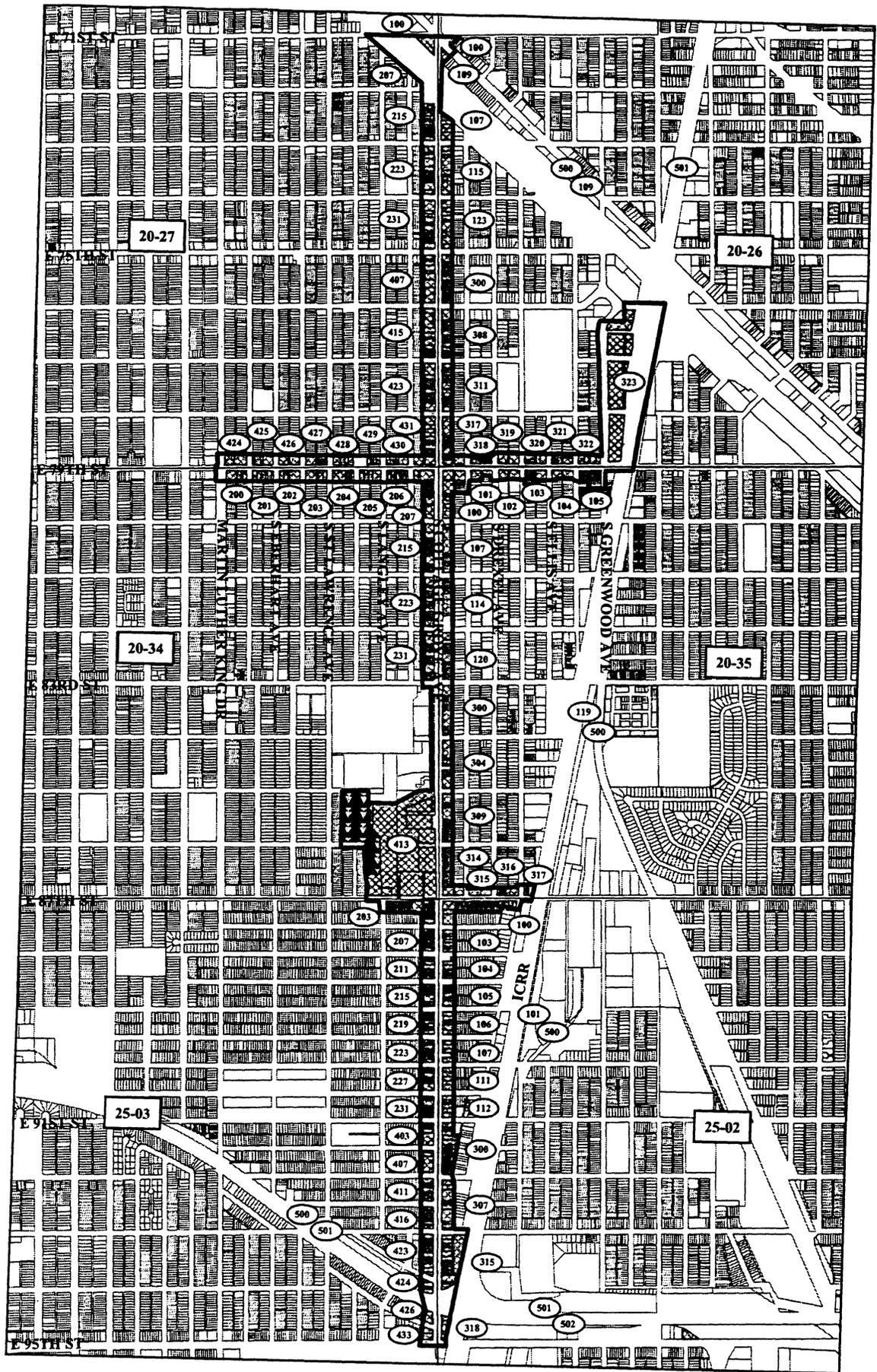
The City requires that developers who receive TIF assistance for market rate housing set aside 20 percent of the units to meet affordability criteria established by the City's Department of Housing or any successor agency. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 120 percent of the area median income, and affordable rental units should be affordable to persons earning no more than 80 percent of the area median income.

These activities are representative of the types of projects contemplated to be undertaken during the life of the 87th/Cottage Grove RPA. Market forces are critical to the completion of these projects. Phasing of projects will depend on the interests and resources of both public and private sector parties. Not all projects will necessarily be undertaken. Further, additional projects may be identified throughout the life of the 87th/Cottage Grove RPA. To the extent that these projects meet the goals of this Eligibility Study and Redevelopment Plan and the requirements of the Act and budget outlined in the next section, these projects may be considered for tax increment funding. The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate, or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects").

### ***Proposed Future Land Use***

The proposed future land use of the 87th/Cottage Grove RPA reflects the objectives of the Eligibility Study and Redevelopment Plan, which work to provide direction for the marketing of vacant and underutilized sites in the RPA to redevelopment activities. The proposed objectives are compatible with historic land use patterns and support current development trends in the area.

These proposed future land uses are detailed on Map 6. As noted on Map 6, the uses listed are to



**MAP 6: PROPOSED FUTURE LAND USE**  
**87th/Cottage Grove**  
**Tax Increment Financing District**

be predominant uses for the area indicated, and are not exclusive of any other uses.

### ***Assessment of Housing Impact***

The purpose of this section is to set forth a Housing Impact Study for the 87th/Cottage Grove RPA as required by the Act. If the redevelopment plan for a RPA would result in the displacement of residents from 10 or more inhabited residential units, or if the RPA contains 75 or more inhabited residential units and the City is unable to certify that no displacement of residents will occur, the City must prepare a Housing Impact Study and incorporate the study into the Eligibility Study and Redevelopment Plan as required by subsection 11-74.4-5(a) of the Act.

The primary goal of the Eligibility Study and Redevelopment Plan is to provide the necessary mechanisms to re-establish the Cottage Grove Avenue commercial district and its surrounding side streets as a cohesive and vibrant mixed-use area that provides a comprehensive range of commercial and retail uses to the surrounding residential community, while accommodating residential and institutional uses where appropriate. Currently, there are no proposed Redevelopment Projects that will result in the displacement of any inhabited residential units. However, since the RPA contains more than 75 inhabited residential units and future redevelopment activity could conceivably result in the removal of inhabited residential units over the 23-year life of the RPA, a housing impact study is required. Under the provisions of the Act:

Part I of the housing impact study consists of a survey of all existing residential units in the RPA. This part of the housing impact study shall include:

- (i) data as to whether the residential units within the RPA are single-family or multi-family units;
- (ii) the number and type of rooms within the units, if that information is available;
- (iii) whether the units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 of the Act is passed; and
- (iv) data as to the racial and ethnic composition of the residents in the inhabited residential units, which data requirement shall be deemed to be fully satisfied if based on data from the most recent Federal Census.

Part II of the housing impact study identifies the inhabited residential units in the RPA that are to be, or may be, removed. If inhabited residential units are to be, or may be, removed, then the housing impact study shall identify:

- (i) the number and location of those units that will be, or may be, removed;
- (ii) the municipality's plans for relocation assistance for those residents in the proposed

redevelopment project area whose residences are to be removed;

- (iii) the availability of replacement housing for those residents whose residences are to be removed, and identification of the type, location, and cost of the replacement housing; and
- (iv) the type and extent of relocation assistance to be provided.

## PART I

### (i) Number and Type of Residential Units

The number and type of residential buildings in the area were identified during the building condition and land use survey conducted as part of the eligibility analysis for the area. In order to identify residential units in the field, *S. B. Friedman & Company* utilized several methods, including counts of door buzzers, mailboxes, windows, and other indicators. This survey, completed in April 2002, revealed that the 87th/Cottage Grove RPA contains 195 residential or mixed-use residential buildings containing an estimated 1225 total dwelling units. The number of residential units by building type is described as follows:

Table 3: Number and Type of Residential Buildings and Units

Building Type	Total Buildings	Total Units
Single-Family	24	24
Multi-Family	77	445
Mixed-Use (Commercial/Institutional/Residential)	94	756
<b>Total</b>	<b>195</b>	<b>1225</b>

Source: *S. B. Friedman & Company*

### (ii) Number and Type of Rooms within Units

The distribution within the 87th/Cottage Grove RPA of the 1,225 residential units by number of rooms and by number of bedrooms is identified in tables within this section. The methodology to determine this information is described below.

#### Methodology

In order to describe the distribution of residential units by number and type of rooms within the 87th/Cottage Grove RPA, *S. B. Friedman & Company* analyzed 1990 Census data (2000 Census data for these categories are not yet available) by Block Groups for those Block Groups encompassed by the RPA. A Block Group is a combination of Census blocks, and is the lowest level of geography for which the Census Bureau tabulates sample, or long-form data. In this study, we have relied on 1990 U.S. Census sample data because it is the best available information regarding the structures and residents of the Redevelopment Project Area. These Block Group data show the distribution of

housing units by the number of bedrooms and the total number of rooms within each unit. We then applied the 1990 distribution percentage to the total number of units identified by the survey. The estimated distribution of units by bedroom type and number of rooms are described as follows:

Table 4: Units by Bedroom Type <sup>2</sup>

Number of Bedrooms	1990 Census	Current Estimate for RPA
Studio	3%	37
1 Bedroom	33%	404
2 Bedrooms	36%	441
3 Bedrooms	22%	270
4 Bedrooms	5%	61
5+ Bedrooms	2%	25
<b>Total</b>	<b>101%</b>	<b>1238*</b>

\*Note: current estimate figures do not add up due to rounding, and total percentage does not equal 100.

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<sup>2</sup> As defined by the Census Bureau, Number of Bedrooms includes all rooms intended for use as bedrooms even if they are currently used for some other purpose. A Housing Unit consisting of only one room, such as a one-room efficiency apartment, is classified, by definition, as having no bedroom.

Table 5: Units by Number of Rooms <sup>3</sup>

Number of Rooms	1990 Census	Current Estimate for RPA
1 Room	1%	12
2 Rooms	5%	61
3 Rooms	17%	208
4 Rooms	23%	282
5 Rooms	28%	343
6 Rooms	18%	221
7 Rooms	5%	61
8 Rooms	2%	25
9+ Rooms	2%	25
<b>Total</b>	<b>101%</b>	<b>1238*</b>

\*Note: current estimate figures do not add up due to rounding, and total percentage does not equal 100.

### (iii) Number of Inhabited Units

According to data compiled from the survey completed by *S. B. Friedman & Company* in April 2002, the 87th/Cottage Grove RPA contains an estimated 1,225 residential units of which 87 units (7%) are estimated to be vacant. Therefore, there are approximately 1,138 total inhabited units within the RPA. As required by the Act, this information was ascertained as of April 11, 2002, which is a date not less than 45 days prior to the date that the resolution or ordinance required by Subsection 11-74.4-5 (a) of the Act was, or will be, passed (the resolution or ordinance setting the public hearing and Joint Review Board meeting dates).

### (iv) Race and Ethnicity of Residents

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was determined. According to 2000 U. S. Census data, the average household size within the Block Groups which comprise the 87th/Cottage Grove RPA was 2.5 persons. Therefore, there are an estimated 2,845 residents living within the proposed boundaries. The race and ethnic composition of these residents is as follows:

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<sup>3</sup> As defined by the Census Bureau, for each unit, rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded are strip or Pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

Table 6: Race of Residents

Race	Estimated Residents (2000)	Percentage
Black or African-American Alone	2,797	98.3%
White Alone	14	0.5%
Asian Alone	3	0.1%
American Indian or Alaska Native Alone	3	0.1%
Some other race Alone	6	0.2%
Black or African American; American Indian or Alaska Native	6	0.2%
White; Black or African American	6	0.2%
Black or African American; Some other race	6	0.2%
Black or African American; Asian	3	0.1%
White; Some other race	3	0.1%
Two other races	3	0.1%
White; Black or African American; American Indian or Alaska Native	3	0.1%
<b>Total</b>	<b>2,853</b>	<b>100%</b>

\*Note: due to rounding, the total number of residents exceeds the actual estimated total population of the RPA by 8.

Table 7: Ethnicity of Residents

Hispanic Origin	Estimated Residents (2000)	Percentage
Hispanic	20	0.7%
Non-Hispanic	2,825	99.3%
<b>Total</b>	<b>2,845</b>	<b>100%</b>

We also estimated the income distribution by those households living in the inhabited units within the 87th/Cottage Grove RPA.

In order to estimate the number of moderate-, low-, very low-, and very, very low-income households in the RPA, *S. B. Friedman & Company* used data from Claritas, Inc., a national demographic data provider. As determined by HUD, the definitions of the above-mentioned income categories, adjusted for family size, are as follows:

- a. Very, very low-income households have an adjusted income of less than 30% of the area median income.

- b. Very low-income households earn between 30% and 50% of the area median income.
- c. Low-income households earn between 50% and 80% of the area median.
- d. Moderate-income households earn between 80% and 120% of the area median.

We estimated the number of households by income level residing within the RPA based on Claritas projections of total households by income level by Block Group. These projections estimate that of all households residing within the Block Groups encompassing the 87<sup>th</sup>/Cottage Grove RPA, 50% may be classified as very low-income or lower, 23% may be classified as low-income, and 16% may be classified as moderate-income households.

Table 8: Households By Income Category

Income Category	Percentage (from Claritas)	Estimated Number of Households in RPA	Annual Income Range (Average HH of 3 Persons)
Very, Very Low Income	29%	327	\$0 - \$19,050
Very Low-Income	21%	235	\$19,051 - \$31,750
Low-Income	23%	267	\$31,751 - \$50,800
Moderate-Income	16%	186	\$50,801 - \$76,200
Subtotal: Moderate-Income or Below	89%	1015	\$0 - \$76,200
Above Moderate-Income	11%	123	\$76,201 +
<b>Total</b>	<b>100%</b>	<b>1,138</b>	—

Source: Claritas, Inc. and *S. B. Friedman & Co.*

## PART II

### (i) Number and Location of Units to be Removed

Currently, there are no proposed Redevelopment Projects that will result in the displacement of any inhabited residential units. Since no specific Redevelopment Projects have been proposed to date involving parcels with inhabited residential units, it is impossible to determine the exact extent to which future projects receiving tax increment assistance (or other public projects implemented in furtherance of the Eligibility Study and Redevelopment Plan) will bring about the removal of residences. However, it is probable that some existing units may be removed as a result of redevelopment activity over the 23 year life of the RPA. In order to meet the statutory requirement of defining the number and location of inhabited residential units that may be removed, a methodology was established that would provide a rough, yet reasonable, estimate. This methodology is described below.

### Methodology

The methodology used to fulfill the statutory requirements of defining the number and location of

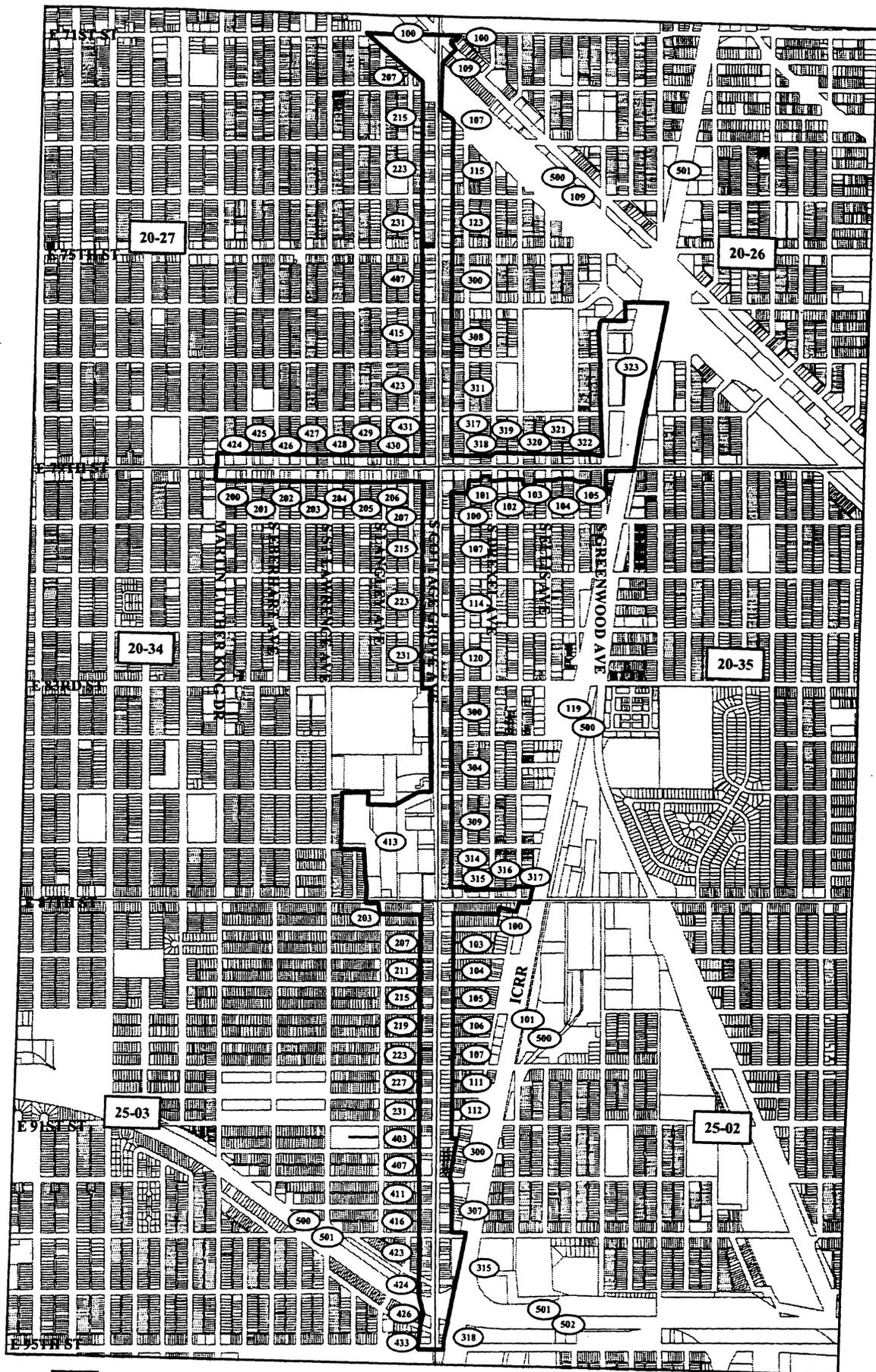
inhabited residential units that may be removed involves three steps:

- i. Step one counts all inhabited residential units identified on any existing acquisition lists or maps. No pre-existing acquisition lists or maps were identified. However, an acquisition list is included in the 87<sup>th</sup>/Cottage Grove Redevelopment Project and Plan identifying a total of 73 parcels located within the RPA. Of these 73 parcels slated for acquisition, two are either partially or entirely used for residential purposes. Data from *S.B. Friedman & Company's* survey of the RPA show that these parcels include approximately 16 total housing units, two (12.5%) of which are estimated to be vacant. This translates to a total of 14 inhabited housing units located on two acquisition list parcels.
- ii. Step two counts the number of inhabited residential units located on parcels that are dilapidated as defined by the Act. A survey of the entire RPA completed in April 2002 identified a total of two dilapidated buildings, none of which had an associated residential use. We therefore assume that no inhabited residential units are likely to be removed due to demolition or rehabilitation of dilapidated buildings.
- iii. Step three counts the number of inhabited residential units that exist where the future land use indicated by the Eligibility Study and Redevelopment Plan will not include residential uses. After reviewing the Proposed Future Land Use for the 87<sup>th</sup>/Cottage Grove RPA, we determined that there will be no units impacted by changes to the existing land use. Therefore, the number of inhabited residential units that may be removed due to future land use change is zero.

We have identified all of the inhabited units that meet the criteria described above in order to arrive at a reasonable projection of the total number of inhabited residential units that may be removed as a result of redevelopment projects that are undertaken in accordance with the Eligibility Study and Redevelopment Plan. It is uncertain whether all such units will actually be removed as a result of such projects; however, the total number of inhabited residential units that may be removed is 14. This estimate serves as an upper limit on the number of inhabited residential units which may be removed as a result of the Eligibility Study and Redevelopment Plan over its 23-year life span.

Based on the income distributions in and around the RPA, it is reasonable to assume that a minimum of 89%, or 13, of the 14 inhabited residential units that may be displaced are currently inhabited by households of moderate, low, very low, or very, very low income. However, it is possible that a higher percentage, up to 100% (14 units), are occupied by households within these income brackets. Part II, subpart (iii) of this section discusses in detail the availability of replacement housing for households of low income or lower.

Map 7 identifies the two parcels containing the 14 occupied units (the sum of the units found in Steps 1 through 3 above) that could potentially be removed during the 23-year life of the 87<sup>th</sup>/Cottage Grove RPA. In addition, the specific parcels' PINs are listed in Appendix 4 of this study.



- N Residential Parcels on Acquisition List
- Study Area Boundary
- Area and Sub-Area
- Block Numbers

### MAP 7: HOUSING IMPACT STUDY

87th/Cottage Grove  
Tax Increment Financing District

**S. B. Friedman & Company**  
*Real Estate Advisors and Developers, Inc.*

**(ii) Relocation Plan**

The City's plan for relocation assistance for those qualified residents in the 87th/Cottage Grove RPA whose residences may be removed shall be consistent with the requirements set forth in Section 11-74.4-3(n)(7) of the Act. The terms and conditions of such assistance are described in subpart (iv) below. No specific relocation plan has been prepared by the City as of this date; until such a redevelopment project is approved, there is no certainty that any removal of residences will actually occur.

**(iii) Replacement Housing**

In accordance with Subsection 11-74.4-3(n)(7) of the Act, the City shall make a good faith effort to ensure that affordable replacement housing located in or near the 87th/Cottage Grove RPA is available for any qualified displaced residents.

To promote development of affordable housing, the Act requires that developers who receive tax increment financing assistance for market-rate housing are to set aside at least 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means that income-restricted rental units should be affordable to households earning no more than 80 percent of the area median income (adjusted for family size). If, during the 23-year life of the 87th/Cottage Grove RPA, the acquisition plans change, the City shall make every effort to ensure that appropriate replacement housing will be found in either the Redevelopment Project Area or the surrounding Chatham and Greater Grand Crossing Community Areas.

In order to determine the availability of replacement housing for those residents who may potentially be displaced by redevelopment activity, *S. B. Friedman & Company* examined several data sources, including vacancy data from the 2000 US Census, apartment listings from local newspapers, and housing sales data from the Multiple Listing Service (MLS) of Northern Illinois.

**Vacancy Data**

According to the 2000 figures, the seven (7) Block Groups surrounding and encompassing the 87th/Cottage Grove RPA contained 12,265 housing units, of which 969 (7.9%) were vacant. For the purposes of this analysis, the term "RPA Vicinity" refers to these Block Groups. The following table shows the distribution of vacant residential units in the RPA by vacancy status, as compared to the City of Chicago as a whole.

Table 9: Vacancy Rate by Vacancy Status

Vacancy Status	Share Units (RPA Vicinity)	Citywide Percentage
For rent	5.8%	3.1%
For sale	0.8%	0.7%
Rented/sold but not occupied	0.9%	0.8%
For seasonal/recreational/occasional use	0.1%	0.4%
Other	2.0%	0.3%
<b>Total Vacant Units</b>	<b>9.6%</b>	<b>7.9%*</b>

\*Citywide percentages do not add up due to the omission of several vacancy categories not able to be documented in the RPA through our fieldwork.

The percentage of residential units that are vacant and awaiting rental in the RPA is nearly double that of the City of Chicago (5.8% vs. 3.1%), suggesting a potential supply of replacement rental housing. The percentage of ownership housing units that are vacant and awaiting sale is roughly equal to that of the City as a whole, while the overall rate of residential vacancy in the RPA exceeds that of the City by a significant margin (1.7%).

#### Availability of Replacement Rental Housing

According to information obtained from the City of Chicago by *S. B. Friedman & Company*, there are no current projects located within the 87th/Cottage Grove RPA that will result in a loss of housing units. However, the possibility remains that some existing units may be removed in the future as a result of redevelopment activity over the 23 year life of the RPA. Therefore, our firm has defined a sample of possible replacement rental housing units located within the Chatham and Greater Grand Crossing Community Areas.

The location, type, and cost of this sample was determined through the examination of classified advertisements from the *Chicago Sun Times* during the month of April 2002.

The range of maximum affordable monthly rents, according to HUD standards, is shown in the table below in comparison with the advertised rents found in the above-mentioned newspaper listings.

Table 10: Maximum Monthly Rent (Including Utilities) Affordable to Income Bracket

Number of BRs	Implied Family Size [1]	Very, Very Low	Very Low	Low	Moderate	Observed Range [2]	Units in Sample [3]	Total Estimated Units [4]
Studio	1	\$370	\$617	\$987	\$1,481	\$381-\$598	7	16
1	1.5	\$397	\$661	\$1,058	\$1,586	\$514-\$739	24	56
2	3	\$476	\$793	\$1,269	\$1,904	\$504-\$1,154	26	62
3	4.5	\$550	\$917	\$1,466	\$2,200	\$1,319	2	4
						Total:	59	138

[1] Derived from the number of bedrooms using HUD formulas.

[2] Based on a sample of apartments located in the Chatham and Greater Grand Crossing Community Areas and advertised in the *Sun Times* during the month of April, 2002.

[3] Refers to the number of units in the sample taken by *S. B. Friedman & Company*. This is not an exhaustive count of the available apartments in the Chatham and Greater Grand Crossing Community Areas during the month of April, 2002. A total of 138 listings were published in the *Sun Times*.

[4] Estimated distribution of total units identified by *S. B. Friedman & Company* during the month of April, 2002. Distribution for all identified units is based on the distribution of the sample.

The table in Appendix 5 provides a detailed summary of the sample of apartment listings found in the *Sun Times* during the month of April. Since HUD affordability standards state that monthly rent, including utilities, should equal no more than 30% of gross household income, *S.B. Friedman & Company* has adjusted the monthly rents listed in Appendix 5 to include utility payments using Section 8 utility cost estimates for various apartment unit sizes developed by the Chicago Housing Authority. The table in Appendix 5 demonstrates that there is ample housing affordable to households of low income or lower currently available within and adjacent to the RPA. It is important to note that a majority of apartments found were one- and two-bedroom units, suitable for households of one to three persons according to HUD standards. No four-bedroom units were found for rent in either Chatham or Greater Grand Crossing Community Areas in the *Sun Times* during the month of April 2002.

*S. B. Friedman & Company* has also researched the availability of subsidized and income-restricted housing in and near the 87th/Cottage Grove RPA. According to data provided by the Illinois Housing Development Authority, there are at least 1,811 units of income-restricted housing in the Chatham and Greater Grand Crossing Community Areas, including at least 487 units of project-based Section 8 housing. In Section 8 housing, qualifying households are required to pay 30% of their income as monthly rent, with the Section 8 subsidy making up the difference between that amount and the contract rent. Additionally, as noted in the table in Appendix 5, a fair number of apartments in the vicinity of the 87th/Cottage Grove RPA are eligible for tenants with Section 8 vouchers.

### Replacement For-Sale Housing

In order to determine the availability of replacement for-sale housing for those homeowners who may potentially be displaced, *S. B. Friedman & Company* reviewed data available from the Multiple Listing Service (MLS) of Northern Illinois which lists most of the currently active for-sale properties in the Northern Illinois region, as well as historical data listing housing sales within the region over the past three years. The following table describes housing sales for detached and attached (condominium and town home) residential units within the Chatham and Greater Grand Crossing Community Areas for the past three years, as well as all current available properties listed for sale.

Table 11: Housing Sales for Detached and Attached Residential Units within Community Areas

Price Range	2000 Sales	2001 Sales	Active Listings (1/1/02 to 5/6/02)
\$0 - \$100,000	388	243	63
\$100,000-\$160,000	159	111	51
\$160,000- \$250,000	24	17	12
\$250,000 & Above	7	2	6
<b>Totals</b>	<b>578</b>	<b>373</b>	<b>132</b>

Source: Multiple Listing Service

Based on the available data, we anticipate that the rental and for-sale residential markets for the Community Areas in and around the 87<sup>th</sup>/Cottage Grove RPA should be adequate to furnish needed replacement housing for those residents that may potentially be displaced because of redevelopment activity within the RPA. There are no planned redevelopment projects that will reduce the number of residential units within the RPA, and those types of mixed-use projects which might be proposed in accordance with the Eligibility Study and Redevelopment Plan may include new residential units. Therefore, it is assumed that any displacement caused by activities as part of the Eligibility Study and Redevelopment Plan could potentially occur simultaneously with the development of new housing, either rental or for-sale. As a result, there could potentially be a net gain of residential units within the RPA. Furthermore, there is a likelihood that displacement of any units would occur incrementally over the 23-year life of the RPA as individual development projects are initiated.

#### (iv) Relocation Assistance

If the removal or displacement of low-income or very low-income residential housing units occurs, such residents are required to be provided with affordable housing and relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. The City is required by the Act to make a good faith effort to ensure that affordable replacement housing for such households is located in or near the Redevelopment Project Area.

As used in the above paragraph, “low-income households,” “very low-income households,” and

“affordable housing” have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3 et seq., as amended. As of the date of this study, these statutory terms have the following meaning:

- (i) “low-income household” means a single person, family or unrelated persons living together whose adjusted income is more than 50% but less than 80% of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development (“HUD”) for purposes of Section 8 of the United States Housing Act of 1937;
- (ii) “very low-income household” means a single person, family or unrelated persons living together whose adjusted income is not more than 50% of the median income of the area of residence, adjusted for family size, as so determined by HUD; and
- (iii) “affordable housing” means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30% of the maximum allowable income for such households, as applicable.

In the event that implementation of the Eligibility Study and Redevelopment Plan results in the removal of residential housing units in the RPA occupied by low-income or very low-income households from such residential units, the City will make a good faith effort to relocate these households to affordable housing located in or near the 87<sup>th</sup>/Cottage Grove RPA and will provide affordable housing and relocation assistance not less than that which would be provided under the Federal Uniform Relocation Assistance and Real Property Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing.

## ***5. Financial Plan***

### ***Eligible Costs***

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this plan pursuant to the Act. The City proposes to realize its goals and objectives of redevelopment through public finance techniques, including, but not limited to, tax increment financing, and by undertaking certain activities and incurring certain costs. Some of the costs listed below are eligible costs under the Act pursuant to an amendment to the Act that became effective November 1, 1999. Such eligible costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, implementation and administration of the Eligibility Study and Redevelopment Plan, including but not limited to, staff and professional service costs for architectural, engineering, legal, marketing sites within the area to prospective businesses, developers, and investors, financial, planning or other services (excluding lobbying), related hard and soft costs, and other related expenses; provided however, that no such charges for professional services may be based on a percentage of the tax increment collected;
2. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, and clearing and grading of land, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings or fixtures and leasehold improvements and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
4. Costs of the construction of public works or improvements subject to the limitations of Section 11-74.4-3(q)(4) of the Act;
5. Costs of job training and retraining projects including the costs of “welfare to work” programs implemented by businesses located within the RPA and such proposals feature a community-based training program which ensures maximum reasonable opportunities for residents of the RPA and other local residents with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-related skills including residents of public and other subsidized housing and people with disabilities;

6. Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months following completion and including reasonable reserves related thereto;
7. All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within the taxing district in furtherance of the objectives of the Eligibility Study and Redevelopment Plan and project, to the extent the City by written agreement accepts and approves such costs;
8. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
9. Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or State law, or under the Act (see "Relocation Section");
10. Payment in lieu of taxes;
11. Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the RPA; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and taxing district(s), which agreement describes the program to be undertaken, including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by the community college district of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by the school districts of cost pursuant to Section 10-22.20a and 10-23.3a of the School Code;
12. Interest costs incurred by a developer related to the construction, renovation or rehabilitation of a redevelopment project provided that:
  - a. Such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
  - b. Such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;

- c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amount so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
  - d. The total of such interest payments paid pursuant to the Act may not exceed 30% of the total of (i) cost paid or incurred by the developer for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act;
  - e. Up to 75% of the interest cost incurred by the developer for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act; and
  - f. Instead of the interest costs described above in paragraphs 12b., 12d., and 12e. a municipality may pay from tax incremental revenues up to 50% of the cost of construction, renovation, and rehabilitation of new housing units (for ownership or rental) to be occupied by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, as more fully described in the Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act.
13. The cost of day care services for children of employees from low-income families working for businesses located within the RPA and all or portion of the cost of operation of day care centers established by RPA businesses to serve employees from low-income families working in businesses located in the RPA. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the City, county, or regional median income as determined from time to time by the United States Department of Housing and Urban Development;
  14. Up to 50% of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act; and
  15. Unless explicitly stated in the Act and as provided for in relation to low- and very low-income housing units, the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.

If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the RPA for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted under the Act.

### ***Estimated Redevelopment Project Costs***

The estimated eligible costs of this Eligibility Study and Redevelopment Plan are shown in Table 12. The total eligible cost provides an upper limit on expenditures that are to be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. Within this limit, adjustments may be made in line items without amendment to this Eligibility Study and Redevelopment Plan. Additional funding in the form of State and Federal grants, private developers contributions and other outside sources may be pursued by the City as a means of financing improvements and facilities which are of benefit to the general community.

Table 12: Estimated TIF Eligible Costs

<b>Project/Improvements</b>	<b>Estimated Project Costs*</b>
<b>Professional Services</b>	\$2,000,000
<b>Property Assembly:</b> including acquisition, site preparation, demolition, and environmental remediation	\$3,100,000
<b>Rehabilitation Costs (Commercial and Residential)</b>	\$6,200,000
<b>Eligible Construction Costs (Affordable Housing Construction)</b>	\$9,800,000
<b>Relocation</b>	\$1,000,000
<b>Public Works or Improvements (1)</b>	\$11,500,000
<b>Job Training</b>	\$1,400,000
<b>Interest Costs</b>	\$4,800,000
<b>Day Care</b>	\$1,200,000
<b>TOTAL REDEVELOPMENT COSTS (2), (3), (4), and (5)</b>	<b>\$41,000,000</b>

\*Exclusive of capitalized interest, issuance costs, and other financing costs

(1) This category also may include paying for or reimbursing (i) an elementary, secondary, or unit school district's increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts impacted by the redevelopment of the RPA. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay, or reimburse all, or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan.

(2) All costs are in 2002 dollars and may be increased by the rate of inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U. S. Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Plan and Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

(3) Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Costs.

(4) The Amount of the Total Redevelopment Project Costs that can be incurred in the RPA will be reduced by the amount of redevelopment project costs incurred in contiguous RPAs, or those separated from the RPA only by a public right-of-way, that are

permitted under the Act to be paid, and are paid, from incremental property taxes generated in the RPA, but will not be reduced by the amount of redevelopment project costs incurred in the RPA which are paid from incremental property taxes generated in contiguous RPAs or those separated from the RPA only by a right of way.

(5) Increases in estimated Total Redevelopment Project Costs of more than five percent, after adjustment for inflation from the date of the Plan adoption, are subject to the Plan amendment procedures as provided under the Act.

Adjustments to the estimated line item costs in Table 12 are expected and may be made by the City without amendment to the Plan. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.

In the event the Act is amended after the date of the approval of this Eligibility Study and Redevelopment Plan by the City Council of Chicago to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/1-74.4-3(q)(11)), this Eligibility Study and Redevelopment Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as eligible costs under the Eligibility Study and Redevelopment Plan to the extent permitted by the Act. In the event of such amendment(s), the City may add any new eligible redevelopment project costs as a line item in Table 12, or otherwise adjust the line items in Table 12 without amendment to this Eligibility Study and Redevelopment Plan to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total redevelopment project costs without a further amendment to this Eligibility Study and Redevelopment Plan.

### ***Phasing and Scheduling of the Redevelopment***

Each private project within the 87<sup>th</sup>/Cottage Grove RPA shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the City and approved by the City Council. Where tax increment funds are used to pay eligible redevelopment project costs, to the extent funds are available for such purposes, expenditures by the City shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s). The Eligibility Study and Redevelopment Plan shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31<sup>st</sup> of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third year calendar year following the year in which the ordinance approving this redevelopment project area is adopted (by December 31, 2026, if the ordinances establishing the RPA are adopted during 2002).

### ***Sources of Funds to Pay Costs***

Funds necessary to pay for redevelopment project costs and/or municipal obligations which may be issued or incurred to pay for such costs are to be derived principally from tax increment revenues and/or proceeds from municipal obligations which have as a repayment source tax increment revenue.

To secure the issuance of these obligations and the developer's performance of redevelopment agreement obligations, the City may permit the utilization of guarantees, deposits, reserves, and/or other forms of security made available by private sector developers. The City may incur Redevelopment Project Costs which are paid from the funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes.

The tax increment revenue which will be used to fund tax increment obligations and eligible redevelopment project costs shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase of the current equalized assessed valuation ("EAV") of each taxable lot, block, tract, or parcel of real property in the RPA over and above the certified initial equalized assessed value of each such property. Without the use of such incremental revenues, the redevelopment project area is not likely to redevelop.

Other sources of funds which may be used to pay for development costs and associated obligations issued or incurred include land disposition proceeds, State and Federal grants, investment income, private investor and financial institution funds, and other sources of funds and revenues as the City from time to time may deem appropriate.

The 87th/Cottage Grove RPA is contiguous to the existing 71<sup>st</sup> & Stony Island Redevelopment Project Area and the existing Stony Island Commercial and Burnside Industrial Corridor Redevelopment Project Area and may, in the future, be contiguous to, or be separated only by a public right-of-way from, other redevelopment areas created under the Act. The City may utilize net incremental property tax revenues received from the 87th/Cottage Grove RPA to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the 87th/Cottage Grove RPA made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the 87th/Cottage Grove RPA, shall not at any time exceed the total Redevelopment Project Costs described in Table 12 of this Eligibility Study and Redevelopment Plan.

The 87th/Cottage Grove RPA may become contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Illinois Industrial Jobs Recovery Law, (65 ILCS 5/11-74.61-1 et. seq.). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the 87th/Cottage Grove RPA, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Plan that net revenues from the 87th/Cottage Grove RPA be made available to support any such redevelopment project areas, and vice versa. The City, therefore, proposes to utilize net incremental revenues received from the 87th/Cottage Grove RPA to pay eligible redevelopment projects costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the 87th/Cottage Grove RPA and such areas. The amount of revenue from the 87th/Cottage Grove RPA so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the 87th/Cottage Grove RPA or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs

described in Table 12 of this Eligibility Study and Redevelopment Plan.

If necessary, the redevelopment plans for other contiguous redevelopment project areas that may be or already have been created under the Act may be drafted or amended as applicable to add appropriate and parallel language to allow for sharing of revenues between such districts.

### ***Issuance of Obligations***

To finance project costs, the City may issue bonds or obligations secured by the anticipated tax increment revenue generated within the 87<sup>th</sup>/Cottage Grove RPA, or such other bonds or obligations as the City may deem as appropriate pursuant to Section 11-74.4-7 of the Act. To enhance the security of a municipal obligation, the City may pledge its full faith and credit through the issuance of general obligation bonds. The City may permit the utilization of guarantees, deposits or other forms of security made available by private sector developers to secure such obligations. In addition, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the City pursuant to this Eligibility Study and Redevelopment Plan and the Act shall be retired within the time frame described under “Phasing and Scheduling of the Redevelopment” above. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more of a series of obligations may be sold at one or more times in order to implement this Eligibility Study and Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the City shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

In addition to paying redevelopment project costs, tax increment revenues may be used for the scheduled and/or early retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves, and bond sinking funds. To the extent that real property tax increment is not required for such purposes or otherwise required, pledged, earmarked, or otherwise designated for anticipated redevelopment costs, revenues shall be declared surplus and become available for distribution annually to area taxing districts having jurisdiction over the RPA in the manner provided by the Act.

### ***Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area***

The purpose of identifying the most recent equalized assessed valuation of the 87<sup>th</sup>/Cottage Grove RPA is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the 87<sup>th</sup>/Cottage Grove RPA. The 2001 EAV of all taxable parcels in the 87<sup>th</sup>/Cottage Grove RPA is approximately \$54,218,000. This total EAV amount by PIN is summarized in Appendix 6. The EAV

is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by Cook County. If the 2001 EAV shall become available prior to the date of adoption of the Eligibility Study and Redevelopment Plan by the City Council, the City may update the Eligibility Study and Redevelopment Plan by replacing the 2000 EAV with the 2001 EAV without further City Council action.

### ***Anticipated Equalized Assessed Valuation***

By 2025, the EAV for the 87th/Cottage Grove RPA will be approximately \$100,000,000. This estimate is based on several key assumptions, including: 1) an inflation factor of 2% per year on the EAV of all properties within the 87th/Cottage Grove RPA, with its cumulative impact occurring in each triennial reassessment year; 2) an equalization factor of 2.2235; and 3) a tax rate of 7.788% for the duration of the 87th/Cottage Grove RPA.

## ***6. Required Findings and Tests***

### ***Lack of Growth and Private Investment***

The City is required under the Act to evaluate whether or not the RPA has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing a tax increment financing district.

While some market-based investment has occurred in the 87th/Cottage Grove RPA over the last five years, this investment has been minimal in scope and not part of any coordinated development strategy. The 87th/Cottage Grove RPA is located entirely within Hyde Park Township. For three of the past five years for which data are available, the growth of EAV in the 87th/Cottage Grove RPA has lagged behind that of both the City of Chicago and Hyde Park Township. The compound annual growth rate of EAV in the 87th/Cottage Grove RPA was 4.74% between 1996 and 2001. This is 26% lower than the 6.41% growth experienced by the City of Chicago during this period and 16% lower than the 5.62% growth rate experienced by Hyde Park Township.

To further investigate a lack of growth and private investment within the 87th/Cottage Grove RPA, *S. B. Friedman & Company* examined building permit data provided by the City of Chicago Department of Buildings for the period of January 1997 through December 2001. These data revealed that 120 permits totaling over \$3.66 million were issued within the 87th/Cottage Grove RPA during this period. Approximately 14 of these permits were for building demolition, 4 were for code compliance, and 8 reflected changes to current building permits. The remaining 94 permits (roughly \$3.14 million) were slated for new investment. This includes 11 permits for new construction, 29 for basic alteration and rehabilitation, and 54 permits for mechanical upgrades or minor repairs not in response to code violations. These permits represent roughly \$732,000 per year, or approximately 0.48% of the total assessor's market value of all property within the TIF district. At this rate, it would take a substantial amount of time to replace all of the existing value in the RPA.

*Finding: The Redevelopment Project Area (87th/Cottage Grove RPA) on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Eligibility Study and Redevelopment Plan.*

### ***But for....***

The City is required to find that, but for the designation of the TIF district and the use of tax increment financing, it is unlikely that significant investment will occur in the 87th/Cottage Grove RPA.

Without the support of public resources, the redevelopment objectives of the 87th/Cottage Grove RPA would most likely not be realized. The scope of area-wide improvements and development assistance resources needed to rehabilitate the 87th/Cottage Grove RPA as a viable mixed-use district are expensive, and the private market, on its own, is not likely to absorb all these costs. Resources to assist with site assembly and preparation, public infrastructure improvements, and private property

rehabilitation are needed to leverage private investment and facilitate area-wide redevelopment consistent with the Eligibility Study and Redevelopment Plan. TIF funds will be used to fund land assembly, site preparation, infrastructure improvements, and building rehabilitation. Accordingly, but for creation of the 87<sup>th</sup>/Cottage Grove RPA, these projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur without TIF designation for the 87<sup>th</sup>/Cottage Grove RPA.

*Finding: But for the adoption of this Eligibility Study and Redevelopment Plan, critical resources will be lacking that would otherwise support the redevelopment of the 87<sup>th</sup>/Cottage Grove RPA and the 87<sup>th</sup>/Cottage Grove RPA would not reasonably be anticipated to be developed.*

### ***Conformance to the Plans of the City***

The 87<sup>th</sup>/Cottage Grove RPA and Eligibility Study and Redevelopment Plan must conform to the comprehensive plan for the City, conform to the strategic economic development plans, or include land uses that have been approved by the Chicago Plan Commission.

The proposed land uses described in this Eligibility Study and Redevelopment Plan will be approved by the Chicago Plan Commission prior to its adoption by the City Council.

### ***Dates of Completion***

The dates of completion of the project and retirement of obligations are described under “Phasing and Scheduling of the Redevelopment” in Section 5.

### ***Financial Impact of the Redevelopment Project***

As explained above, without the adoption of this Eligibility Study and Redevelopment Plan and tax increment financing, the 87<sup>th</sup>/Cottage Grove RPA is not expected to be redeveloped by private enterprise. Additionally, there is a genuine threat that blighting conditions will continue to exist and spread, and that the entire area will become a less attractive place to maintain and improve existing buildings and sites. The lagging growth of property values also may lead to a decline of property values in surrounding areas and could lead to a reduction of real estate tax revenue to all taxing districts.

This document describes the comprehensive redevelopment program proposed to be undertaken by the City to create an environment in which private investment can reasonably occur. The redevelopment program will be staged gradually over the life of the 87<sup>th</sup>/Cottage Grove RPA. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating blighting conditions, creating new jobs, and promoting rehabilitation and development in the 87<sup>th</sup>/Cottage Grove RPA.

This Eligibility Study and Redevelopment Plan is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when tax increment financing is utilized,

real estate tax increment revenues from the increases in EAV over and above the certified initial EAV (established at the time of adoption of this document by the City) may be used to pay eligible redevelopment project costs for the 87th/Cottage Grove RPA. At the time when the 87th/Cottage Grove RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the 87th/Cottage Grove RPA will be distributed to all taxing district levying taxes against property located in the 87th/Cottage Grove RPA. These revenues will then be available for use by the affected taxing districts.

### ***Demand on Taxing District Services and Program to Address Financial and Service Impact***

The Act requires an assessment of any financial impact of a redevelopment project area on, or any increased demand for service from, any taxing district affected by the redevelopment plan, and a description of any program to address such impacts or increased demand.

The City intends to monitor development in the areas and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development. The following major taxing districts presently levy taxes on properties located within the 87th/Cottage Grove RPA and maintain the listed facilities within the boundaries of the RPA, or within close proximity (three to five blocks) to the RPA boundaries:

- = those facilities located within the boundaries of the RPA
- = those facilities located within close proximity (but outside the boundaries) of the RPA

#### **City of Chicago**

- |  |                               |
|--|-------------------------------|
| ■ Chicago Fire Department-Engine Company 82  | 817 E. 91 <sup>st</sup> St    |
| ■ Chicago Fire Department-Engine Company 112 | 101 E. 79 <sup>th</sup> St    |
| ■ Chicago Police Department-3rd District     | 7040 S. Cottage Grove Ave     |
| ■ Tuley Park Branch Library                  | 501 E. 90 <sup>th</sup> Pl    |
| ■ Whitney M. Young, Jr. Branch Library       | 7901 S. Martin Luther King Dr |

#### **Chicago Board of Education**

- |  |                             |
|--|-----------------------------|
| ■ Arthur Ashe School                         | 8505 S. Ingleside Ave       |
| ■ Avalon Park Elementary School              | 8045 S. Kenwood Ave         |
| ■ Betty Shabazz International Charter School | 7823 S. Ellis Ave           |
| ■ Burnside Scholastic Academy                | 650 E. 91 <sup>st</sup> Pl  |
| ■ Dixon Elementary School                    | 8306 S. St. Lawrence Ave    |
| ■ Tanner Elementary School                   | 7350 S. Evans Ave           |
| ■ Hirsch Metropolitan High School            | 7740 S. Ingleside Ave       |
| ■ Ruggles Elementary School                  | 7831 S. Prairie Ave         |
| ■ Park Manor Elementary School               | 650 E. 85 <sup>th</sup> St  |
| ■ Revere Elementary School                   | 1010 E. 72 <sup>nd</sup> St |
| ■ Thomas A. Dorsey APC                       | 9035 S. Langley Ave         |

#### **Chicago School Finance Authority**

**Chicago Park District**

- |   |                                |                             |
|---|--------------------------------|-----------------------------|
| • | Brown Memorial Park            | 644 E. 86 <sup>th</sup> St  |
| ■ | Dauphin Park                   | 8701 S. Dauphin Ave         |
| ■ | DeBow Playlot Park             | 1126 E. 80 <sup>th</sup> St |
| ■ | Grand Crossing Park            | 7655 S. Ingleside Ave       |
| ■ | Railroad Junction Playlot Park | 7334 S. Maryland Ave        |
| ■ | Tuley Park                     | 501 E. 90 <sup>th</sup> Pl  |

**Community College District 508****Metropolitan Water Reclamation District of Greater Chicago****County of Cook****Cook County Forest Preserve District**

Map 8 illustrates the locations of facilities operated by the above listed taxing districts within or in close proximity to the 87th/Cottage Grove RPA.

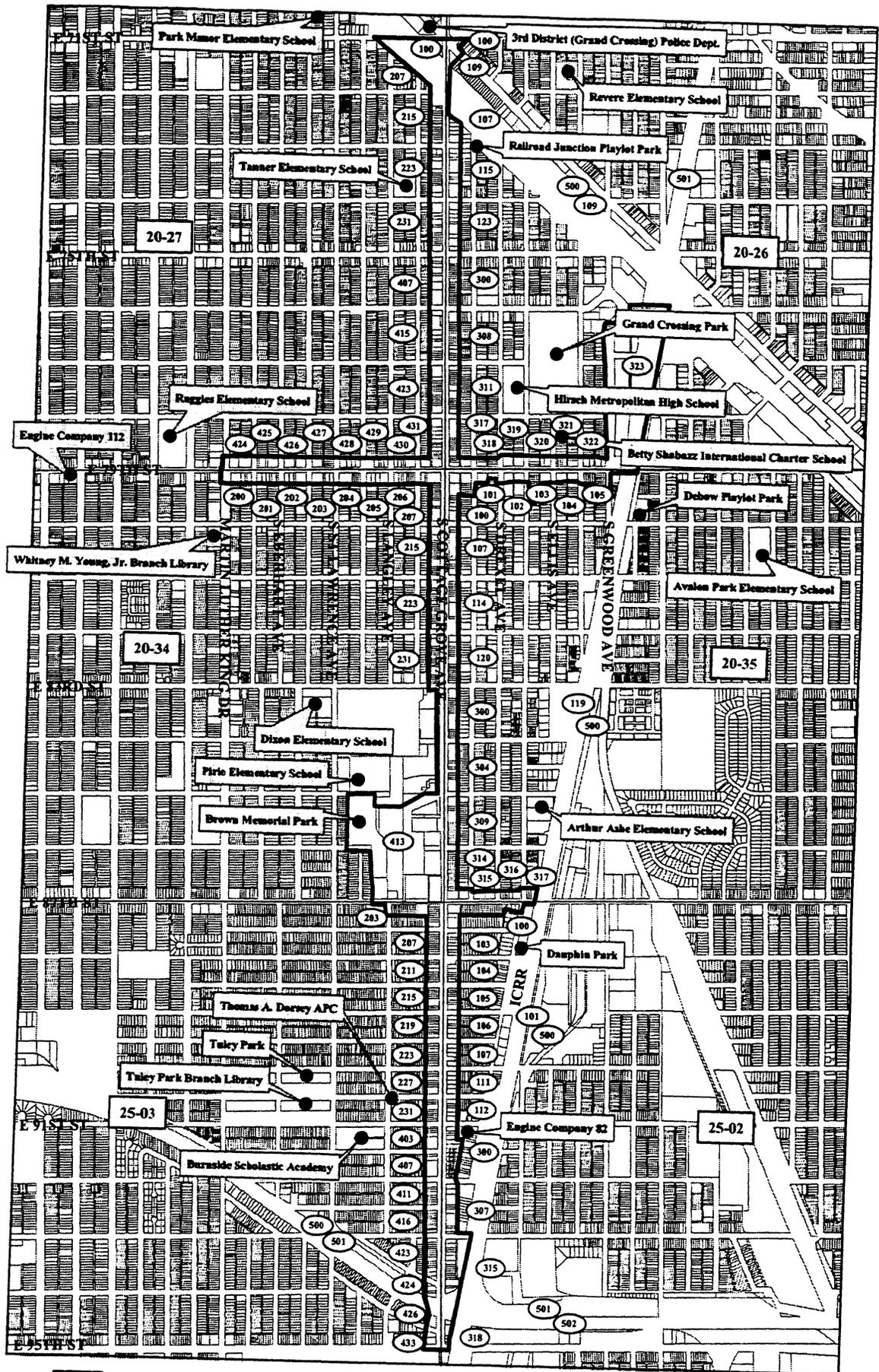
Redevelopment activity may cause increased demand for services from one or more of the above listed taxing districts. The anticipated nature of increased demands for services on these taxing districts, and the proposed activities to address increased demand are described below.

**City of Chicago.** The City is responsible for a wide range of municipal services, including: police and fire protection; capital improvements and maintenance; water supply and distribution; sanitation service; and building, housing and zoning codes.

Replacement of vacant and under-utilized buildings and sites with active and more intensive uses may result in additional demands on services and facilities provided by the districts. In addition to several public service facilities operated by the City within the 87th/Cottage Grove RPA, there also are public facilities in close proximity to the area. Additional costs to the City for police, fire, library circulation, and recycling and sanitation services arising from residential and non-residential development may occur. However, it is expected that any increase in demand for the City services and programs associated with the 87th/Cottage Grove RPA can be handled adequately by City police, fire protection, library, sanitary collection and recycling services, and programs maintained and operated by the City. The impact of the 87th/Cottage Grove RPA will not require expansion of services in this area.

**Chicago Board of Education and Associated Agencies.** General responsibilities of the Board of Education include the provision, maintenance and operation of educational facilities and the provision of education services for kindergarten through twelfth grade.

It is likely that some families who purchase housing or rent new apartments in the 87th/Cottage Grove RPA will send their children to public schools, putting increased demand on area school districts. However, it is unlikely that the scope of new residential construction would exhaust existing capacity.



**MAP 8: COMMUNITY FACILITIES**

**87th/Cottage Grove  
Tax Increment Financing District**

**S. B. Friedman & Company**  
*Real Estate, Appraisals and Underwriting Services*

Many of the new home owners or renters may come from the immediate neighborhood or may send their children to private schools, which would not impact the public school system. Existing absorption capacity was verified through data provided from the Department of Operations at the Chicago Public Schools (CPS). According to information provided by CPS, elementary schools reach full capacity at 80% of their design capacity, and high schools reach full capacity at 100% of their design capacity. These data reveal that existing enrollment of the elementary schools that serve the area immediately surrounding and including the 87<sup>th</sup>/Cottage Grove RPA for which capacity data was available collectively operate at approximately 70% of capacity. Hirsh High School, which serves the area, operates at approximately 50% of capacity. Given that the main goals of the 87<sup>th</sup>/Cottage Grove RPA are to improve and enhance mixed-use development within the area, it is unlikely that existing capacity will be exceeded as a result of TIF supported activities. Additionally, increased costs to the local schools resulting from children residing in TIF-assisted housing units will trigger those provisions within the Act that provide for reimbursement to the affected school district(s) where eligible. The City intends to monitor development in the 87<sup>th</sup>/Cottage Grove RPA and, with the cooperation of the Board of Education, will attempt to ensure that any increased demands for the services and capital improvements provided by the Board of Education are addressed in connection with each new residential project.

**Chicago Park District.** The Park District is responsible for the provision, maintenance and operation of park and recreational facilities through the City and for the provision of recreation programs.

It is expected that the households that may be added to the 87<sup>th</sup>/Cottage Grove RPA may generate additional demand for recreational services and programs and may create the need for additional open spaces and recreational facilities operated by the Chicago Park District. The City intends to monitor development in the 87<sup>th</sup>/Cottage Grove RPA and, with the cooperation of the Chicago Park District, will attempt to ensure that any increased demands for the services and capital improvements that may be provided by the Chicago Park District are addressed in connection with any particular residential development.

**Community College District 508.** This district is a unit of the State of Illinois' system of public community colleges, whose objective is to meet the educational needs of residents of the City and other students seeking higher education programs and services.

It is expected that any increase in demand for services from Community College District 508 can be handled adequately by the district's existing service capacity, programs and facilities. Therefore, at this time no special programs are proposed for this taxing district. Should demand increase, the City will work with the affected district to determine what, if any, program is necessary to provide adequate services.

**Metropolitan Water Reclamation District.** This district provides the main trunk lines for the collection of waste water from Cities, Villages and Towns and for the treatment and disposal thereof.

It is expected that any increase in demand for treatment of sanitary and storm sewage associated with the 87<sup>th</sup>/Cottage Grove RPA can be handled adequately by existing treatment facilities maintained and operated by the Metropolitan Water Reclamation District of Greater Chicago. Therefore, no

special program is proposed for the Metropolitan Water Reclamation District of Greater Chicago.

**County of Cook.** The County has principal responsibility for the protection of persons and property, the provision of public health services and the maintenance of County highways.

It is expected that any increase in demand for Cook County services can be handled adequately by existing services and programs maintained and operated by the County. Therefore, at this time, no special programs are proposed for these taxing districts. Should demand increase, the City will work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

**Cook County Forest Preserve District.** The Forest Preserve District is responsible for acquisition, restoration and management of lands for the purpose of protecting and preserving open space in the City and County for the education, pleasure and recreation of the public. It is expected that any increase in demand for Forest Preserve services can be handled adequately by existing facilities and programs maintained and operated by the District. No special programs are proposed for the Forest Preserve.

Given the preliminary nature of the Eligibility Study and Redevelopment Plan, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot accurately be assessed within the scope of this plan.

## ***7. Provisions for Amending Action Plan***

This Eligibility Study and Redevelopment Plan and Project document may be amended pursuant to the provisions of the Act.

## ***8. Commitment to Fair Employment Practices and Affirmative Action Plan***

The City is committed to and will require developers to follow and affirmatively implement the following principles with respect to this Eligibility Study and Redevelopment Plan. However, the City in its sole discretion may implement programs aimed at assisting small businesses, residential property owners or certain developers which may not be subject to these requirements.

- A. The assurance of equal opportunity in all personnel and employment actions with respect to this Eligibility Study and Redevelopment Plan and project, including, but not limited to, hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, disability, national origin, sexual orientation, ancestry, marital status, parental status, military discharge status, source of income, or housing status.
- B. Meeting City standards for participation of Minority Business Enterprise and Women Business Enterprise businesses as required in redevelopment agreements.
- C. The commitment to affirmative action and non-discrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
- D. Meeting City standards for the hiring of City residents to work on redevelopment project construction projects.
- E. Redevelopers will meet City standards for any applicable prevailing wage rate ascertained by the Illinois Department of Labor to all project employees.

***Appendix 1:  
Boundary and Legal Description  
(Chicago Guarantee Survey Company)***

**87<sup>TH</sup>/COTTAGE GROVE RPA**

ALL THAT PART OF THE WEST HALF OF SECTIONS 2 AND 11 AND THE EAST HALF OF SECTIONS 3 AND 10 IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE EAST HALF OF SECTIONS 22, 27 AND 34 IN TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE WEST HALF OF SECTIONS 23, 26 AND 35 IN SAID TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SOUTH COTTAGE GROVE AVENUE WITH THE SOUTH LINE OF EAST 83<sup>RD</sup> STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 83<sup>RD</sup> STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 25 IN BLOCK 32 OF CHATHAM FIELDS, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 25 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH COTTAGE GROVE AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF THE ALLEY WEST OF SOUTH COTTAGE GROVE AVENUE TO THE NORTH LINE OF LOT 11 IN BLOCK 1 OF AFORESAID CHATHAM FIELDS, SAID NORTH LINE OF LOT 11 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 79<sup>TH</sup> STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF EAST 79<sup>TH</sup> STREET TO THE WEST LINE OF SOUTH MARTIN LUTHER KING DRIVE (FORMERLY SOUTH PARK AVENUE);

THENCE NORTH ALONG SAID WEST LINE OF SOUTH MARTIN LUTHER KING DRIVE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 29 IN THE SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 29 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF EAST 79<sup>TH</sup> STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE ALLEY NORTH OF EAST 79<sup>TH</sup> STREET TO THE WEST LINE OF SOUTH EBERHART AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH EBERHART AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 31 IN BLOCK 2 OF

Chicago Guarantee Survey Co.  
601 S. LaSalle St., Suite 400, Chicago, Il., 60605  
Ordered by: S. B. Friedman & Co.

Date: April 5, 2002  
Order No. 0203012 R0

COLE'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 31 IN BLOCK 2 OF COLE'S SUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOTS 18 AND 19 IN SAID BLOCK 2 OF COLE'S SUBDIVISION, SAID WEST LINE OF LOTS 18 AND 19 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF SOUTH RHODES AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF SOUTH RHODES AVENUE TO THE SOUTH LINE OF THE NORTHERLY 5 FEET OF LOT 20 IN SAID BLOCK 2 OF COLE'S SUBDIVISION;

THENCE EAST ALONG SAID SOUTH LINE OF THE NORTHERLY 5 FEET OF LOT 20 IN BLOCK 2 OF COLE'S SUBDIVISION TO THE WEST LINE OF SOUTH RHODES AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH RHODES AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 30 IN BLOCK 1 OF SAID COLE'S SUBDIVISION;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 30 IN BLOCK 1 OF COLE'S SUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOTS 19 AND 20 IN SAID BLOCK 1 OF COLE'S SUBDIVISION, SAID WEST LINE OF LOTS 19 AND 20 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH RHODES AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH RHODES AVENUE TO THE SOUTH LINE OF THE NORTHERLY 9 FEET OF SAID LOT 20 IN BLOCK 1 OF COLE'S SUBDIVISION;

THENCE EAST ALONG SAID SOUTH LINE OF THE NORTHERLY 9 FEET OF LOT 20 IN BLOCK 1 OF COLE'S SUBDIVISION TO THE WEST LINE OF SOUTH ST. LAWRENCE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH ST. LAWRENCE AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 30 IN WAKEFORD'S 3<sup>RD</sup> ADDITION, BEING A SUBDIVISION OF BLOCK 13 IN WAKEMAN'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 30 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF EAST 79<sup>TH</sup> STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE ALLEY NORTH OF EAST 79<sup>TH</sup> STREET TO THE EAST LINE OF LOT 18 IN J. E. GRASSIE'S SUBDIVISION OF THE SOUTH HALF OF BLOCK 16 IN AFORESAID WAKEMAN'S SUBDIVISION, SAID EAST LINE OF LOT 18 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH COTTAGE GROVE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF SOUTH COTTAGE GROVE AVENUE TO THE SOUTH LINE OF EAST 72<sup>ND</sup> STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 72<sup>ND</sup> STREET TO THE WEST LINE OF SOUTH EVANS STREET;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH EVANS STREET TO THE NORTHEASTERLY LINE OF LOT 1 IN BLOCK 3 OF W. V. JACOB'S SUBDIVISION OF BLOCK 1 IN NORTON'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTHEASTERLY LINE OF LOT 1 BEING ALSO THE SOUTHWESTERLY LINE OF THE ALLEY SOUTHWEST OF AND ADJOINING THE SOUTHWESTERLY LINE OF THE PENNSYLVANIA RAILROAD RIGHT OF WAY;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE ALLEY SOUTHWEST OF AND ADJOINING THE SOUTHWESTERLY LINE OF THE PENNSYLVANIA RAILROAD RIGHT OF WAY AND ALONG THE NORTHWESTERLY EXTENSION THEREOF TO THE NORTH LINE OF EAST 71<sup>ST</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 71<sup>ST</sup> STREET TO A LINE PERPENDICULAR TO SAID NORTH LINE OF EAST 71<sup>ST</sup> STREET AND HAVING A SOUTHERLY TERMINUS ON THE SOUTH LINE OF SAID EAST 71<sup>ST</sup> STREET AT THE NORTHEAST CORNER OF LOT 28 IN BLOCK 7 OF CORNELL, BEING A SUBDIVISION OF THE WEST HALF OF SECTION 26 AND THE SOUTHEAST QUARTER OF SAID SECTION 26 (WITH THE EXCEPTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER), THE NORTH HALF OF THE NORTHWEST QUARTER AND THE SOUTH HALF OF THE NORTHWEST QUARTER LYING WEST OF THE ILLINOIS CENTRAL RAILROAD, AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, ALL IN TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID PERPENDICULAR LINE TO THE NORTHEAST CORNER OF SAID LOT 28 IN BLOCK 7 OF CORNELL;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 28 IN BLOCK 7 OF CORNELL TO THE NORTHEASTERLY LINE OF EAST SOUTH CHICAGO AVENUE;

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THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF EAST SOUTH CHICAGO AVENUE TO THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 19 IN BLOCK 8 OF AFORESAID CORNELL;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION AND THE SOUTHEASTERLY LINE OF LOT 19 IN BLOCK 8 OF CORNELL AND ALONG THE SOUTHWESTERLY EXTENSION THEREOF TO THE SOUTHWESTERLY LINE OF THE ALLEY SOUTHWEST OF AND ADJOINING THE SOUTHWESTERLY LINE OF SAID LOT 19;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE ALLEY SOUTHWEST OF AND ADJOINING THE SOUTHWESTERLY LINE OF SAID LOT 19 TO THE EAST LINE OF SOUTH COTTAGE GROVE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH COTTAGE GROVE AVENUE TO THE SOUTHWESTERLY LINE OF THE PENNSYLVANIA RAILROAD RIGHT OF WAY, SAID SOUTHWESTERLY LINE OF THE PENNSYLVANIA RAILROAD RIGHT OF WAY BEING ALSO THE NORTHEASTERLY LINE OF THE VACATED ALLEY LYING NORTHEASTERLY OF AND ADJOINING THE NORTHEASTERLY LINE OF LOT 41 IN BLOCK 9 OF AFORESAID CORNELL;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF THE PENNSYLVANIA RAILROAD RIGHT OF WAY TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 1 IN SAID BLOCK 9 OF CORNELL, SAID WEST LINE OF LOT 1 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH COTTAGE GROVE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH COTTAGE GROVE AVENUE TO THE SOUTH LINE OF LOT 19 IN BLOCK 87 OF SAID CORNELL, SAID SOUTH LINE OF LOT 19 BEING 104.75 FEET, MORE OR LESS, NORTH OF THE NORTH LINE OF EAST 79<sup>TH</sup> STREET;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 19 IN BLOCK 87 OF CORNELL AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF SOUTH MARYLAND AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH MARYLAND AVENUE TO THE SOUTH LINE OF LOT 27 IN BLOCK 88 OF AFORESAID CORNELL;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 27 IN BLOCK 88 OF CORNELL TO THE EASTERLY LINE THEREOF, SAID EAST LINE OF LOT 27 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF SOUTH MARYLAND AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF SOUTH MARYLAND AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTHERLY 4.75 FEET OF LOT 20 IN BLOCK 88 OF SAID CORNELL;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF THE NORTHERLY 4.75 FEET OF LOT 20 IN BLOCK 88 OF CORNELL TO THE EAST LINE OF SAID LOT 20, SAID EAST LINE OF LOT 20 BEING ALSO THE WEST LINE OF SOUTH DREXEL AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH DREXEL AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 29 IN BLOCK 89 OF SAID CORNELL;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 29 IN BLOCK 89 OF CORNELL AND ALONG THE EASTERLY EXTENSION THEREOF AND ALONG THE SOUTH LINE OF LOT 18 IN SAID BLOCK 89 OF CORNELL AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF SOUTH INGLESIDE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH INGLESIDE AVENUE TO THE SOUTH LINE OF LOT 22 IN THE RESUBDIVISION OF LOTS 1 TO 11, BOTH INCLUSIVE, AND LOTS 25 TO 44, BOTH INCLUSIVE, OF BLOCK 90 OF CORNELL, AFORESAID, IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 22 IN THE RESUBDIVISION OF LOTS 1 TO 11, BOTH INCLUSIVE, AND LOTS 25 TO 44, BOTH INCLUSIVE, OF BLOCK 90 OF CORNELL TO THE EAST LINE THEREOF, SAID EAST LINE OF LOT 22 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH ELLIS AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF SOUTH ELLIS AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTHERLY 5 FEET OF LOT 19 IN BLOCK 90 OF AFORESAID CORNELL;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF THE NORTHERLY 5 FEET OF LOT 19 IN BLOCK 90 OF CORNELL AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF SOUTH ELLIS AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH ELLIS AVENUE TO THE SOUTH LINE OF LOT 4 IN JEROME W. MILLINGTON'S SUBDIVISION OF LOTS 24 TO 33, BOTH INCLUSIVE, IN BLOCK 91 OF CORNELL IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

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THENCE EAST ALONG SAID SOUTH LINE OF LOT 4 IN JEROME W. MILLINGTON'S SUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOT 19 IN BLOCK 91 OF CORNELL, SAID WEST LINE OF LOT 19 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH ELLIS AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH ELLIS AVENUE TO THE SOUTH LINE OF THE NORTHERLY 15 FEET OF LOT 21 IN BLOCK 91 OF AFORESAID CORNELL;

THENCE EAST ALONG SAID SOUTH LINE OF THE NORTHERLY 15 FEET OF LOT 21 IN BLOCK 91 OF CORNELL TO THE EAST LINE THEREOF, SAID EAST LINE OF LOT 21 BEING ALSO THE WEST LINE OF SOUTH DOBSON AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH DOBSON AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 28 IN BLOCK 92 OF AFORESAID CORNELL;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 28 IN BLOCK 92 OF CORNELL AND ALONG THE EASTERLY EXTENSION THEREOF AND ALONG THE SOUTH LINE OF LOT 19 IN SAID BLOCK 92 OF CORNELL TO THE EAST LINE OF SAID LOT 19, SAID EAST LINE OF LOT 19 BEING ALSO THE WEST LINE OF SOUTH GREENWOOD AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH GREENWOOD AVENUE AND ALONG THE NORTHWESTERLY LINE OF SAID SOUTH GREENWOOD AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-26-323-076, THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SAID SOUTHERLY LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-26-323-076 TO THE EAST LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-26-323-076. THENCE NORTHERLY ALONG SAID EAST LINE AND ITS NORTHERLY EXTENSION TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOTS 22 TO 28, BOTH INCLUSIVE, IN THE SUBDIVISION BY FAYETTE L. FORCE TRUSTEE OF BLOCK 45 IN CORNELL (EXCEPT THAT PORTION THEREOF CONVEYED TO THE ILLINOIS CENTRAL RAILROAD COMPANY AND THE PITTSBURGH, FT. WAYNE AND CHICAGO RAILROAD COMPANY) IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOTS 22 TO 28, BOTH INCLUSIVE, BEING ALSO THE NORTH LINE OF EAST 76<sup>TH</sup> STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTH LINE OF EAST 76<sup>TH</sup> STREET TO THE EASTERLY LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY RIGHT OF WAY;

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THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY RIGHT OF WAY TO THE NORTH LINE OF EAST 79<sup>TH</sup> STREET;

THENCE WEST ALONG SAID NORTH LINE OF EAST 79<sup>TH</sup> STREET TO THE WESTERLY LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY RIGHT OF WAY;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY RIGHT OF WAY TO THE SOUTH LINE OF EAST 79<sup>TH</sup> STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 79<sup>TH</sup> STREET TO THE EAST LINE OF SOUTH GREENWOOD AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH GREENWOOD AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 8 IN BLOCK 110 OF AFORESAID CORNELL;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 8 IN BLOCK 110 OF CORNELL AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOTS 38 AND 39 IN SAID BLOCK 110 OF CORNELL, SAID EAST LINE OF LOTS 38 AND 39 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH GREENWOOD AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF SOUTH GREENWOOD AVENUE TO THE NORTH LINE OF LOT 41 IN SAID BLOCK 110 OF CORNELL;

THENCE WEST ALONG SAID NORTH LINE OF LOT 41 IN BLOCK 110 OF CORNELL AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH DOBSON AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH DOBSON AVENUE TO THE NORTH LINE OF LOT 4 IN BLOCK 111 OF CORNELL;

THENCE WEST ALONG SAID NORTH LINE OF LOT 4 IN BLOCK 111 OF CORNELL TO THE WEST LINE THEREOF, SAID WEST LINE OF LOT 4 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH ELLIS AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH ELLIS AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 10 FEET OF LOT 42 IN BLOCK 111 OF AFORESAID CORNELL;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF THE SOUTH 10 FEET OF LOT 42 IN BLOCK 111 OF CORNELL AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH ELLIS AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH ELLIS AVENUE TO THE NORTH LINE OF LOT 5 IN BLOCK 112 OF AFORESAID CORNELL;

THENCE WEST ALONG SAID NORTH LINE OF LOT 5 IN BLOCK 112 OF CORNELL TO THE WEST LINE THEREOF, SAID WEST LINE OF LOT 5 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF SOUTH ELLIS AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF SOUTH ELLIS AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 40 IN SAID BLOCK 112 OF CORNELL;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 40 IN BLOCK 112 OF CORNELL AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH INGLESIDE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH INGLESIDE AVENUE TO THE NORTH LINE OF LOT 5 IN BLOCK 113 OF AFORESAID CORNELL;

THENCE WEST ALONG SAID NORTH LINE OF LOT 5 IN BLOCK 113 OF CORNELL TO THE WEST LINE THEREOF, SAID WEST LINE OF LOT 5 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH DREXEL AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH DREXEL AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 42 IN SAID BLOCK 113 OF CORNELL;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 42 IN BLOCK 113 OF CORNELL AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH DREXEL AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH DREXEL AVENUE TO THE SOUTH LINE OF THE NORTH 1 FOOT OF LOT 3 IN BLOCK 114 OF AFORESAID CORNELL;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 1 FOOT OF LOT 3 IN BLOCK 114 OF CORNELL TO THE WEST LINE OF SAID LOT 3, SAID WEST LINE OF LOT 3 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH MARYLAND AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH MARYLAND AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 10 FEET OF LOT 42 IN SAID BLOCK 114 OF CORNELL;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE NORTH 10 FEET OF LOT 42 IN BLOCK 114 OF CORNELL TO THE WEST LINE OF SAID LOT 42, SAID WEST LINE OF LOT 42 BEING ALSO THE EAST LINE OF SOUTH MARYLAND AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH MARYLAND AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 13 IN BLOCK 115 OF AFORESAID CORNELL;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF LOT 13 IN BLOCK 115 OF CORNELL TO THE WEST LINE OF SAID LOT 13, SAID WEST LINE OF LOT 13 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH COTTAGE GROVE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH COTTAGE GROVE AVENUE TO THE SOUTH LINE OF THE NORTH 5 FEET OF LOT 20 IN BLOCK 6 OF WILLIAM ASHTON'S SUBDIVISION OF THE WEST 30 ACRES OF THE SOUTH 60 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF THE NORTH 5 FEET OF LOT 20 IN BLOCK 6 OF WILLIAM ASHTON'S SUBDIVISION BEING A LINE 120 FEET NORTH OF THE NORTH LINE OF EAST 87<sup>TH</sup> STREET;

THENCE EAST ALONG SAID SOUTH LINE OF THE NORTH 5 FEET OF LOT 20 IN BLOCK 6 OF WILLIAM ASHTON'S SUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF SOUTH MARYLAND AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH MARYLAND AVENUE TO THE SOUTH LINE OF LOT 29 IN BLOCK 5 OF SAID WILLIAM ASHTON'S SUBDIVISION, SAID SOUTH LINE OF LOT 29 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF EAST 87<sup>TH</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF EAST 87<sup>TH</sup> STREET TO THE WEST LINE OF SOUTH DREXEL AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH DREXEL AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 16 IN WILLIAM H. KNAP'S RESUBDIVISION OF LOTS 29 TO 46, BOTH INCLUSIVE, IN BLOCK 2 OF WRIGHT'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 38 NORTH,

RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 16 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF EAST 87<sup>TH</sup> STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTH LINE OF THE ALLEY NORTH OF EAST 87<sup>TH</sup> STREET TO THE WEST LINE OF SOUTH INGLESIDE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH INGLESIDE AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 29 IN BLOCK 1 OF AFORESAID WRIGHT'S SUBDIVISION;

THENCE WEST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 29 IN BLOCK 1 OF WRIGHT'S SUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF TO THE WESTERLY LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY RIGHT OF WAY;

THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY RIGHT OF WAY TO THE NORTH LINE OF EAST 87<sup>TH</sup> STREET;

THENCE WEST ALONG SAID NORTH LINE OF EAST 87<sup>TH</sup> STREET TO THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 1 OF THE PLAT OF SUBDIVISION OF LOT 1 IN BLOCK 1 OF DAUPHIN PARK, A SUBDIVISION OF THAT PART OF THE NORTH THREE QUARTERS OF THE WEST HALF OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY, SAID EASTERLY LINE OF LOT 1 BEING ALSO THE WESTERLY LINE OF SOUTH DAUPHIN AVENUE;

THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND THE EASTERLY LINE OF LOT 1 OF THE PLAT OF SUBDIVISION OF LOT 1 IN BLOCK 1 OF DAUPHIN PARK TO THE SOUTHERLY LINE OF SAID LOT 1;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF LOT 1 OF THE PLAT OF SUBDIVISION OF LOT 1 IN BLOCK 1 OF DAUPHIN PARK AND ALONG THE SOUTHERLY LINE OF LOTS 2 AND 3 OF SAID PLAT OF SUBDIVISION TO THE WEST LINE OF SAID LOT 3, SAID WEST LINE OF LOT 3 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF SOUTH DAUPHIN AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF SOUTH DAUPHIN AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 6 IN BLOCK 1 OF AFORESAID DAUPHIN PARK, SAID NORTH LINE OF LOT 6 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 87<sup>TH</sup> STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF EAST 87<sup>TH</sup> STREET TO THE WEST LINE OF LOT 22 IN SAID BLOCK 1 OF DAUPHIN PARK, SAID WEST LINE OF LOT 22 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH COTTAGE GROVE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH COTTAGE GROVE AVENUE TO THE SOUTH LINE OF LOT 25 IN BLOCK 9 OF SAID DAUPHIN PARK, SAID SOUTH LINE OF LOT 25 BEING ALSO THE NORTH LINE OF THE ALLEY SOUTH OF EAST 91<sup>ST</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY SOUTH OF EAST 91<sup>ST</sup> STREET AND ALONG THE EASTERLY EXTENSION THEREOF TO THE WESTERLY LINE OF LOTS 3 AND 4 IN SAID BLOCK 9 OF DAUPHIN PARK, SAID WESTERLY LINE OF LOTS 3 AND 4 BEING ALSO THE EASTERLY LINE OF THE ALLEY WEST OF SOUTH DAUPHIN AVENUE;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF THE ALLEY WEST OF SOUTH DAUPHIN AVENUE TO THE NORTH LINE OF EAST 92<sup>ND</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 92<sup>ND</sup> STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 1 IN BLOCK 10 OF AFORESAID DAUPHIN PARK, SAID WEST LINE OF LOT 1 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH COTTAGE GROVE AVENUE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND ALONG THE EAST LINE OF THE ALLEY EAST OF SOUTH COTTAGE GROVE AVENUE TO THE NORTH LINE OF EAST 93<sup>RD</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 93<sup>RD</sup> STREET TO THE EASTERLY LINE OF LOT 17 IN SAID BLOCK 10 OF DAUPHIN PARK, SAID EASTERLY LINE OF LOT 17 BEING ALSO THE WESTERLY LINE OF SOUTH DAUPHIN AVENUE;

THENCE SOUTH ALONG THE SOUTHWESTERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 17 IN BLOCK 10 OF DAUPHIN PARK TO THE SOUTH LINE OF EAST 93<sup>RD</sup> STREET;

THENCE EAST ALONG SAID SOUTH LINE OF EAST 93<sup>RD</sup> STREET TO THE EASTERLY LINE OF THE VACATED PORTION OF SOUTH DAUPHIN AVENUE LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 1 THROUGH 17, BOTH INCLUSIVE, IN BLOCK 10 OF BURNSIDE, A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE RIGHT OF WAY OF THE CHICAGO AND WESTERN INDIANA RAILROAD AND OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD SOUTH CHICAGO BRANCH AND

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ALL THAT PART OF THE SOUTH QUARTER OF THE WEST HALF OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN WEST OF THE ILLINOIS CENTRAL RAILROAD AND NORTH OF THE RIGHT OF WAY FOR THE "Y" TRACK WHICH CONNECTS THE ILLINOIS CENTRAL RAILROAD AND THE CHICAGO AND WESTERN INDIANA RAILROAD, SAID EASTERLY LINE OF THE VACATED PORTION OF SOUTH DAUPHIN AVENUE BEING ALSO THE WESTERLY LINE OF THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE OF THE VACATED PORTION OF SOUTH DAUPHIN AVENUE TO THE SOUTHERLY LINE THEREOF;

THENCE NORTHWESTERLY AND WESTERLY ALONG SAID SOUTHERLY LINE OF THE VACATED PORTION OF SOUTH DAUPHIN AVENUE TO THE SOUTHEAST CORNER OF LOT 17 IN SAID BLOCK 10 OF BURNSIDE;

THENCE SOUTHERLY ALONG A STRAIGHT LINE TO THE NORTHEAST CORNER OF LOT 24 IN SAID BLOCK 10 OF BURNSIDE;

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF LOTS 23, 22 AND 21 IN SAID BLOCK 10 OF BURNSIDE TO THE SOUTHEAST CORNER OF SAID LOT 21;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF LOTS 20, 19 AND 18 IN SAID BLOCK 10 OF BURNSIDE TO THE SOUTHWEST CORNER OF SAID LOT 18 IN BLOCK 10 OF BURNSIDE, SAID SOUTHWEST CORNER OF LOT 18 IN BLOCK 10 OF BURNSIDE BEING ALSO A POINT ON THE EAST LINE OF SOUTH COTTAGE GROVE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH COTTAGE GROVE AVENUE TO THE SOUTHERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD SOUTH BRANCH RIGHT OF WAY;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD SOUTH BRANCH RIGHT OF WAY TO THE WEST LINE OF THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY;

THENCE SOUTHERLY ALONG SAID WEST LINE OF THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY TO THE SOUTH LINE OF EAST 95<sup>TH</sup> STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 95<sup>TH</sup> STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 6 IN BLOCK 9 OF AFORESAID BURNSIDE, SAID EAST LINE OF LOT 6 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH COTTAGE GROVE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE WEST LINE OF THE ALLEY WEST OF SOUTH COTTAGE GROVE AVENUE TO THE SOUTHERLY LINE OF EAST BURNSIDE AVENUE;

THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO THE SOUTHWEST CORNER OF LOT 4 IN BLOCK 5 OF SAID BURNSIDE, SAID SOUTHWEST CORNER OF LOT 4 BEING A POINT ON THE NORTHEASTERLY LINE OF EAST BURNSIDE AVENUE;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 4 IN BLOCK 5 OF BURNSIDE TO THE NORTHERLY LINE OF SAID LOT 4, SAID NORTH LINE OF LOT 4 BEING ALSO THE SOUTHERLY LINE OF THE ALLEY NORTH OF EAST BURNSIDE AVENUE;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF THE ALLEY NORTH OF EAST BURNSIDE AVENUE TO THE NORTHWEST CORNER OF LOT 33 IN BLOCK 6 OF AFORESAID BURNSIDE, SAID NORTHWEST CORNER OF LOT 33 BEING A POINT ON THE EAST LINE OF SOUTH ST. LAWRENCE STREET;

THENCE WESTERLY ALONG A STRAIGHT LINE TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 1 OF VERNON PARK, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE RAILROAD RIGHT OF WAYS AND STREETS HERETOFORE DEDICATED), SAID NORTHEAST CORNER OF LOT 1 BEING ALSO THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF EAST BURNSIDE AVENUE WITH THE WEST LINE OF SOUTH ST. LAWRENCE AVENUE;

THENCE NORTHWEST ALONG SAID SOUTHWESTERLY LINE OF EAST BURNSIDE AVENUE AND ALONG THE NORTHWESTERLY EXTENSION THEREOF TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN BLOCK 2 OF AFORESAID VERNON PARK, SAID NORTH LINE OF LOT 1 BEING ALSO THE SOUTH LINE OF EAST 93<sup>RD</sup> STREET;

THENCE EAST ALONG SAID SOUTH LINE OF EAST 93<sup>RD</sup> STREET TO THE NORTHWEST CORNER OF LOT 34 IN BLOCK 3 OF AFORESAID BURNSIDE, SAID NORTHWEST CORNER OF LOT 34 BEING ALSO THE POINT OF INTERSECTION OF THE EAST LINE OF SOUTH ST. LAWRENCE AVENUE WITH THE NORTHEASTERLY LINE OF THE ALLEY SOUTHWEST OF EAST LYON AVENUE;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THE ALLEY SOUTHWEST OF EAST LYON AVENUE TO THE EAST LINE OF LOT 7 IN BLOCK 4 OF AFORESAID BURNSIDE, SAID EAST LINE OF LOT 7 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH COTTAGE GROVE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF SOUTH COTTAGE GROVE AVENUE TO THE NORTH LINE OF LOT 29 IN BLOCK 11 OF L. E. CRANDALL'S ADDITION TO DAUPHIN PARK, A SUBDIVISION OF BLOCKS 11, 12, 13 AND 14 OF DAUPHIN PARK, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 29 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 87<sup>TH</sup> STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF EAST 87<sup>TH</sup> STREET TO THE WEST LINE OF SOUTH LANGLEY AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH LANGLEY AVENUE TO THE SOUTH LINE OF EAST 87<sup>TH</sup> STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 87<sup>TH</sup> STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 21 IN CHATHAM VILLAGE SECOND ADDITION, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOTS 21 THROUGH 40, BOTH INCLUSIVE, IN SAID CHATHAM VILLAGE SECOND ADDITION TO THE NORTH LINE OF SAID LOT 40, SAID NORTH LINE OF LOT 40 BEING ALSO THE SOUTH LINE OF EAST 86<sup>TH</sup> STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 86<sup>TH</sup> STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 12 IN CHATHAM VILLAGE, A SUBDIVISION OF THE WEST ONE EIGHT (EXCEPT THE WEST 33 FEET THEREOF) OF THE NORTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 12 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF SOUTH LAWRENCE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF SOUTH LAWRENCE AVENUE AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF EAST 85<sup>TH</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 85<sup>TH</sup> STREET TO THE NORTHERLY EXTENSION OF THE NORTHERLY MOST EAST LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-34-413-055;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE NORTHERLY MOST EAST LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-34-413-055 TO THE SOUTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-34-

413-060, SAID SOUTH LINE BEING 193 FEET, MORE OR LESS, SOUTH OF THE NORTH LINE OF EAST 85<sup>TH</sup> STREET;

THENCE EAST ALONG SAID SOUTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-34-413-060 TO THE EAST LINE THEREOF;

THENCE NORTH ALONG SAID EAST LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-34-413-060 TO THE SOUTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-34-413-052;

THENCE EAST ALONG SAID SOUTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-34-413-052 TO THE WEST LINE OF SOUTH COTTAGE GROVE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH COTTAGE GROVE AVENUE TO THE POINT OF BEGINNING AT THE SOUTH LINE OF EAST 83<sup>RD</sup> STREET;

ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

***Appendix 2:  
Eligibility Factors By Block Table***

**Appendix 2: Block-by-Block Distribution of Eligibility Factors**

- (1) xx signifies those factors present to a major extent.
- (2) x signifies those supporting factors present to minor extent.
- (3) Gray shaded columns indicate that these factors are not present within the proposed RPA to either a minor or major extent.

	Number of Blocks	Sidwell Block Numbers	Age	Dilapidation	Obsolescence	Deterioration	Illegal Use	Below Minimum Code	Abandonment	Excessive Vacancies	Excessive Land Coverage or Overcrowding	Lack of Ventilation, Light, or Sanitary Facilities	Inadequate Utilities	Deleterious Land Use or Layout	Lack of Community Planning	Lack of Growth in EAV*
1	20	26	100	xx	x	xx	xx					xx	x			N/A
2	20	26	107	xx		xx						xx				N/A
3	20	26	109	xx								xx				N/A
4	20	26	115	xx	x	xx	xx		x			xx	x			N/A
5	20	26	123	xx	x	xx	xx					xx				N/A
6	20	26	300	xx		xx	xx		x			xx				N/A
7	20	26	308	xx		xx	xx					xx	x			N/A
8	20	26	311	xx			xx					xx				N/A
9	20	26	317	xx	x	xx	xx		x			xx	x			N/A
10	20	26	318	xx	x	xx	xx					x				N/A
11	20	26	319		x	xx	xx					xx				N/A
12	20	26	320	xx		xx	xx		x			xx				N/A
13	20	26	321	xx	x	xx	xx					xx				N/A
14	20	26	322	xx		xx	xx					xx				N/A
15	20	26	323	xx		xx						xx	x			N/A
16	20	26	501													N/A
17	20	27	100	xx								xx				N/A
18	20	27	207	xx			xx					xx				N/A
19	20	27	215	xx	x	xx	xx		x			xx				N/A
20	20	27	223	xx			xx					xx				N/A
21	20	27	231	xx		xx	xx		x			xx	x			N/A
22	20	27	407	xx		xx	xx					xx				N/A
23	20	27	415	xx		xx	xx					xx				N/A
24	20	27	423	xx		xx	xx					xx	x			N/A
25	20	27	424	xx		xx	xx		x			xx				N/A
26	20	27	425	xx		xx	xx					xx				N/A
27	20	27	426	xx	x	xx	xx					xx				N/A
28	20	27	427	xx	x	xx						xx	x			N/A
29	20	27	428	xx		xx	xx					xx				N/A
30	20	27	429	xx	x	xx	xx					xx				N/A
31	20	27	430	xx		xx	xx					xx				N/A
32	20	27	431	xx			xx					xx				N/A
33	20	34	200	xx		xx	xx					xx				N/A
34	20	34	201	xx		xx	xx		x			xx	x			N/A
35	20	34	202	xx		xx	xx		x			xx				N/A
36	20	34	203	xx		xx	xx					xx				N/A
37	20	34	204				xx					xx				N/A
38	20	34	205	xx		xx	xx		x			xx				N/A

**Appendix 2: Block-by-Block Distribution of Eligibility Factors**

- (1) xx signifies those factors present to a major extent.
- (2) x signifies those supporting factors present to minor extent.
- (3) Gray shaded columns indicate that these factors are not present within the proposed RPA to either a minor or major extent.

	Number of Blocks				Sidwell Block Numbers	Age	Dilapidation	Obsolescence	Deterioration	Illegal Use	Below Minimum Code	Abandonment	Excessive Vacancies	Excessive Land Coverage or Overcrowding	Lack of Ventilation, Light, or Sanitary Facilities	Inadequate Utilities	Deleterious Land Use or Layout	Lack of Community Planning	Lack of Growth in EAV*
39	20	34	206	xx				xx		xx		x			xx				N/A
40	20	34	207	xx				xx		xx					xx				N/A
41	20	34	215	xx				xx		xx					xx				N/A
42	20	34	223	xx				xx		xx					xx				N/A
43	20	34	231	xx				xx		xx		x			xx				N/A
44	20	34	413	xx															N/A
45	20	35	100	xx				xx		xx					xx				N/A
46	20	35	101	xx			x	xx		xx					xx				N/A
47	20	35	102	xx				xx		xx					xx				N/A
48	20	35	103	xx			x	x		xx		x			xx				N/A
49	20	35	104	xx				xx		xx					xx				N/A
50	20	35	105												xx				N/A
51	20	35	107	xx						xx					xx				N/A
52	20	35	114	xx			x	xx		xx					xx	x			N/A
53	20	35	120	xx			x	xx		xx		x			xx	x			N/A
54	20	35	300	xx				xx		xx					xx				N/A
55	20	35	304	xx			x			xx					xx				N/A
56	20	35	309	xx				xx		xx					xx				N/A
57	20	35	314	xx				xx		xx		x			xx				N/A
58	20	35	315	xx				xx							xx				N/A
59	20	35	316	xx			x	xx							xx				N/A
60	20	35	317	xx											xx				N/A
61	25	02	100	xx			x								xx				N/A
62	25	02	103	xx						xx					xx				N/A
63	25	02	104	xx											xx				N/A
64	25	02	105	xx				xx							xx				N/A
65	25	02	106	xx											xx				N/A
66	25	02	107	xx						xx					xx				N/A
67	25	02	111	xx				xx							xx				N/A
68	25	02	112	xx				xx							xx	x			N/A
69	25	02	300	xx				xx		xx					xx				N/A
70	25	02	307	xx											xx				N/A
71	25	02	315	xx						xx					xx				N/A
72	25	02	318	xx															N/A
73	25	03	203	xx			x	xx							xx				N/A
74	25	03	207	xx				xx		xx					xx				N/A
75	25	03	211	xx						xx		x			xx				N/A
76	25	03	215	xx				xx		xx					xx				N/A

**Appendix 2: Block-by-Block Distribution of Eligibility Factors**

- (1) xx signifies those factors present to a major extent.
- (2) x signifies those supporting factors present to minor extent.
- (3) Gray shaded columns indicate that these factors are not present within the proposed RPA to either a minor or major extent.

	Number of Blocks	Sidwell Block Numbers	Age	Dilapidation	Obsolescence	Deterioration	Illegal Use	Below Minimum Code	Abandonment	Excessive Vacancies	Excessive Land Coverage or Overcrowding	Lack of Ventilation, Light, or Sanitary Facilities	Inadequate Utilities	Deleterious Land Use or Layout	Lack of Community Planning	Lack of Growth in EAV**
77	25	03 219	xx		x	xx	xx					xx				N/A
78	25	03 223	xx			xx	xx		x			xx				N/A
79	25	03 227	xx			xx	xx					xx				N/A
80	25	03 231	xx				xx					xx				N/A
81	25	03 403	xx			xx	xx					xx				N/A
82	25	03 407	xx			xx	xx					xx				N/A
83	25	03 411	xx			xx	xx		x			xx	x			N/A
84	25	03 416	xx		x	xx	xx					xx				N/A
85	25	03 423	xx		x	xx	xx		x			xx	x			N/A
86	25	03 424	xx									xx				N/A
87	25	03 426	xx									xx				N/A
88	25	03 433	xx		x							xx				N/A
89	25	03 500														N/A
90	25	03 501														N/A
<b>Total Blocks</b>			84		23	62	65		19			84	14			Area as a whole qualified in four
<b>% of Total Blocks</b>			93%		26%	69%	72%		21%			93%	16%			out of last five years.

\* EAV growth was calculated on an aggregate basis for the RPA as a whole. The area qualified for the Lack of Growth in EAV factor in four out of the last five years.

***Appendix 3:  
Acquisition Parcels***

### Appendix 3: Parcels Targeted for Acquisition by the City of Chicago, by PIN

No.	PIN	Property Address
1	20 - 26 - 100 - 001 - 0000	7101 S. Chicago Ave
2	20 - 26 - 115 - 001 - 0000	7301 S. Cottage Grove Ave
3	20 - 26 - 115 - 002 - 0000	7309 S. Cottage Grove Ave
4	20 - 26 - 115 - 003 - 0000	7311 S. Cottage Grove Ave
5	20 - 26 - 115 - 004 - 0000	7315 S. Cottage Grove Ave
6	20 - 26 - 115 - 005 - 0000	7329 S. Cottage Grove Ave
7	20 - 26 - 115 - 006 - 0000	7335 S. Cottage Grove Ave
8	20 - 26 - 115 - 007 - 0000	7339 S. Cottage Grove Ave
9	20 - 26 - 115 - 008 - 0000	7343 S. Cottage Grove Ave
10	20 - 26 - 123 - 010 - 0000	7455 S. Cottage Grove Ave
11	20 - 26 - 300 - 001 - 0000	801 E. 75th St
12	20 - 26 - 308 - 017 - 0000	7651 S. Cottage Grove Ave
13	20 - 26 - 308 - 018 - 0000	7653 S. Cottage Grove Ave
14	20 - 26 - 308 - 053 - 0000	7647 S. Cottage Grove Ave
15	20 - 26 - 308 - 054 - 0000	805 E. 76th St
16	20 - 26 - 320 - 030 - 0000	950 E. 79th St
17	20 - 26 - 321 - 021 - 0000	7850 S. Dobson Ave
18	20 - 26 - 322 - 051 - 0000	7850-56 S. Greenwood Ave
19	20 - 26 - 322 - 052 - 0000	7850-56 S. Greenwood Ave
20	20 - 26 - 323 - 004 - 0000	7635 S. Greenwood Ave
21	20 - 26 - 323 - 005 - 0000	7641 S. Greenwood Ave
22	20 - 26 - 323 - 013 - 0000	7701 S. Greenwood Ave
23	20 - 27 - 215 - 023 - 0000	7218 S. Cottage Grove Ave
24	20 - 27 - 215 - 024 - 0000	7222 S. Cottage Grove Ave
25	20 - 27 - 231 - 019 - 0000	747 E. 74th St
26	20 - 27 - 231 - 028 - 0000	7446 S. Cottage Grove Ave
27	20 - 27 - 231 - 029 - 0000	7448 S. Cottage Grove Ave
28	20 - 27 - 231 - 030 - 0000	7450 S. Cottage Grove Ave
29	20 - 27 - 231 - 031 - 0000	7456-58 S. Cottage Grove Ave
30	20 - 34 - 204 - 005 - 0000	617 E. 79th St
31	20 - 34 - 204 - 006 - 0000	615 E. 79th St
32	20 - 34 - 204 - 007 - 0000	623 E. 79th St
33	20 - 34 - 204 - 008 - 0000	625 E. 79th St
34	20 - 34 - 204 - 033 - 0000	611 E. 79th St
35	20 - 34 - 223 - 034 - 0000	8146 S. Cottage Grove Ave
36	20 - 34 - 223 - 035 - 0000	8148 S. Cottage Grove Ave
37	20 - 35 - 103 - 020 - 0000	7908 S. Ellis Ave
38	20 - 35 - 105 - 021 - 0000	7900 S. Greenwood Ave
39	20 - 35 - 105 - 022 - 0000	7902 S. Greenwood Ave
40	20 - 35 - 105 - 023 - 0000	7904 S. Greenwood Ave
41	20 - 35 - 105 - 024 - 0000	7908 S. Greenwood Ave
42	20 - 35 - 105 - 025 - 0000	7910 S. Greenwood Ave

**Appendix 3: Parcels Targeted for Acquisition by the City of Chicago, by PIN**

No.	PIN	Property Address
43	20 - 35 - 105 - 026 - 0000	7912 S. Greenwood Ave
44	20 - 35 - 120 - 001 - 0000	8201 S. Cottage Grove Ave
45	20 - 35 - 304 - 049 - 0000	8401 S. Cottage Grove Ave
46	25 - 02 - 100 - 046 - 0000	875 E. 87th St
47	25 - 02 - 100 - 047 - 0000	881 E. 87th St
48	25 - 02 - 100 - 048 - 0000	885 E. 87th St
49	25 - 02 - 103 - 006 - 0000	8759 S. Cottage Grove Ave
50	25 - 02 - 315 - 010 - 0000	9333 S. Cottage Grove Ave
51	25 - 02 - 315 - 011 - 0000	9335 S. Cottage Grove Ave.
52	25 - 02 - 318 - 006 - 0000	9445 S. Cottage Grove Ave
53	25 - 02 - 318 - 033 - 0000	9461 S. Cottage Grove Ave.
54	25 - 02 - 318 - 034 - 0000	9463 S. Cottage Grove Ave
55	25 - 03 - 203 - 040 - 0000	8714 S. Cottage Grove Ave
56	25 - 03 - 203 - 041 - 0000	8716 S. Cottage Grove Ave
57	25 - 03 - 203 - 042 - 0000	8718 S. Cottage Grove Ave
58	25 - 03 - 207 - 033 - 0000	8742 S. Cottage Grove Ave
59	25 - 03 - 207 - 034 - 0000	8744 S. Cottage Grove Ave
60	25 - 03 - 211 - 030 - 0000	8802 S. Cottage Grove Ave
61	25 - 03 - 223 - 037 - 0000	8938 S. Cottage Grove Ave
62	25 - 03 - 227 - 032 - 0000	9000 S. Cottage Grove Ave
63	25 - 03 - 227 - 033 - 0000	9002 S. Cottage Grove Ave
64	25 - 03 - 227 - 037 - 0000	9016 S. Cottage Grove Ave
65	25 - 03 - 227 - 040 - 0000	9018 S. Cottage Grove Ave
66	25 - 03 - 407 - 030 - 0000	9134 S. Cottage Grove Ave
67	25 - 03 - 411 - 031 - 0000	9206 S. Cottage Grove Ave
68	25 - 03 - 416 - 034 - 0000	9240 S. Cottage Grove Ave
69	25 - 03 - 416 - 035 - 0000	9244 S. Cottage Grove Ave
70	25 - 03 - 416 - 038 - 0000	9250 S. Cottage Grove Ave
71	25 - 03 - 416 - 039 - 0000	9252 S. Cottage Grove Ave
72	25 - 03 - 416 - 040 - 0000	9254 S. Cottage Grove Ave
73	25 - 03 - 423 - 023 - 0000	9328 S. Cottage Grove Ave

***Appendix 4:  
Parcels with Occupied Units  
that May Be Removed***

**Appendix 4: Parcels with Occupied Housing Units that may be Removed, by PIN**

<b>No.</b>	<b>PIN</b>	<b>Total Inhabited Housing Units</b>
1	25 - 03 - 223 - 037 - 0000	2
2	20 - 27 - 231 - 031 - 0000	12
		14

***Appendix 5:  
Sample Listing of  
Apartment Units in RPA***

Appendix 5: Sample of Apartment Listings (Month of April, 2002)

Listed Apartments By Unit Type and Rent									
	Location	Bedrooms	Rent	Rent Inc. Utilities*	Section 8 Accepted	Community Area	Source	Date	Affordable To Households
1	82nd and Drexel	Studio	\$350	\$381	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
2	804 E 81st St	Studio	\$385	\$458	Yes	Chatham	Sun Times	April-02	Very Low Income or higher
3	8022 S Cottage Grove	Studio	\$425	\$456	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
4	452 E 79th St	Studio	\$425	\$456	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
5	79th and Avalon	Studio	\$425	\$456	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
6	7834 S Ellis	Studio	\$425	\$456	Not Specified	Greater Grand Crossing	Sun Times	April-02	Very Low Income or higher
7	Chatham Area	Studio	\$525	\$598	Yes	Chatham	Sun Times	April-02	Very Low Income or higher
8	79th and Champlain	1	\$425	\$514	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
9	7917 S Drexel	1	\$450	\$487	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
10	Avalon Area	1	\$490	\$579	Not Specified	Greater Grand Crossing	Sun Times	April-02	Very Low Income or higher
11	79th and Champlain	1	\$495	\$584	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
12	856 E 83rd St	1	\$510	\$599	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
13	452 E 79th St	1	\$515	\$552	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
14	76th and Drexel	1	\$525	\$562	Not Specified	Greater Grand Crossing	Sun Times	April-02	Very Low Income or higher
15	7834 S Ellis	1	\$525	\$562	Not Specified	Greater Grand Crossing	Sun Times	April-02	Very Low Income or higher
16	8007 S Drexel	1	\$530	\$619	Yes	Chatham	Sun Times	April-02	Low Income or higher
17	423 W 77th St	1	\$540	\$577	Not Specified	Greater Grand Crossing	Sun Times	April-02	Very Low Income or higher
18	541 E 74th St.	1	\$550	\$639	Not Specified	Greater Grand Crossing	Sun Times	April-02	Low Income or higher
19	8112 S Cottage	1	\$550	\$639	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
20	219 E 79th St	1	\$560	\$597	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
21	East Chatham	1	\$575	\$612	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
22	84th and Cottage Grove	1	\$575	\$612	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
23	7948 S Dobson	1	\$590	\$679	Not Specified	Chatham	Sun Times	April-02	Low Income or higher
24	Chatham	1	\$600	\$689	Yes	Chatham	Sun Times	April-02	Low Income or higher
25	509 E 79th St	1	\$600	\$689	Not Specified	Chatham	Sun Times	April-02	Low Income or higher
26	8339 S Rhodes	1	\$600	\$637	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
27	8341 S Rhodes	1	\$600	\$637	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
28	73rd and Evans	1	\$625	\$714	Yes	Greater Grand Crossing	Sun Times	April-02	Low Income or higher
29	Chatham	1	\$625	\$662	Not Specified	Chatham	Sun Times	April-02	Low Income or higher
30	81st and St. Lawrence	1	\$625	\$662	Yes	Chatham	Sun Times	April-02	Low Income or higher
31	Chatham Area	1	\$650	\$739	Yes	Chatham	Sun Times	April-02	Low Income or higher
32	949 E 80th St	2	\$400	\$504	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
33	79th and Ellis	2	\$550	\$654	Yes	Chatham	Sun Times	April-02	Very Low Income or higher
34	Chatham	2	\$575	\$679	Not Specified	Chatham	Sun Times	April-02	Low Income or higher
35	74th and Maryland	2	\$650	\$754	Not Specified	Greater Grand Crossing	Sun Times	April-02	Low Income or higher
36	Chatham	2	\$650	\$754	Not Specified	Chatham	Sun Times	April-02	Low Income or higher
37	Chatham	2	\$675	\$717	Yes	Chatham	Sun Times	April-02	Low Income or higher
38	7501 S Eggleston	2	\$675	\$717	Yes	Greater Grand Crossing	Sun Times	April-02	Low Income or higher
39	81st and Drexel	2	\$685	\$727	Yes	Chatham	Sun Times	April-02	Low Income or higher
40	Chatham	2	\$750	\$854	Yes	Chatham	Sun Times	April-02	Low Income or higher
41	Chatham	2	\$750	\$792	Yes	Chatham	Sun Times	April-02	Low Income or higher
42	510 E 80th St	2	\$900	\$1,004	Not Specified	Chatham	Sun Times	April-02	Low Income or higher
43	74th and Langley	2	\$1,050	\$1,154	Yes	Greater Grand Crossing	Sun Times	April-02	Moderate Income or higher
44	71st and Rhodes	2	\$1,050	\$1,154	Yes	Greater Grand Crossing	Sun Times	April-02	Moderate Income or higher
45	74th and Langley	3	\$1,200	\$1,319	Yes	Greater Grand Crossing	Sun Times	April-02	Moderate Income or higher
46	71st and Rhodes	3	\$1,200	\$1,319	Yes	Greater Grand Crossing	Sun Times	April-02	Moderate Income or higher

\*Chicago Sun Times apartment listings generally specify which utilities, if any, are included in advertised rents. S.B. Friedman and Company has adjusted the advertised monthly rents to include payments for utilities not specifically mentioned in the listing. Our assumptions of utility costs are based on Section 8 utility allowances developed by the Chicago Housing Authority.

***Appendix 6:  
Summary of EAV (by PIN)***

**Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)**

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
1	20 - 26 - 100 - 001 - 0000	\$ 3,698	\$ 8,542
2	20 - 26 - 107 - 001 - 0000	EX	EX
3	20 - 26 - 107 - 002 - 0000	EX	EX
4	20 - 26 - 107 - 003 - 0000	EX	EX
5	20 - 26 - 107 - 004 - 0000	EX	EX
6	20 - 26 - 107 - 005 - 0000	EX	EX
7	20 - 26 - 107 - 008 - 0000	\$ 7,067	\$16,323.00
8	20 - 26 - 107 - 009 - 0000	\$ 51,972	\$120,045.00
9	20 - 26 - 107 - 010 - 0000	\$ 41,501	\$95,859.00
10	20 - 26 - 107 - 011 - 0000	\$ 41,501	\$95,859.00
11	20 - 26 - 107 - 027 - 0000	EX	EX
12	20 - 26 - 107 - 028 - 0000	\$ 3,909	\$9,029.00
13	20 - 26 - 107 - 029 - 0000	\$ 126,045	\$291,139.00
14	20 - 26 - 109 - 001 - 0000	\$ 23,562	\$54,424.00
15	20 - 26 - 115 - 001 - 0000	EX	EX
16	20 - 26 - 115 - 002 - 0000	EX	EX
17	20 - 26 - 115 - 003 - 0000	EX	EX
18	20 - 26 - 115 - 004 - 0000	\$ 106,437	\$245,848.00
19	20 - 26 - 115 - 005 - 0000	\$ 14,961	\$34,557.00
20	20 - 26 - 115 - 006 - 0000	\$ 46,296	\$106,935.00
21	20 - 26 - 115 - 007 - 0000	\$ 4,672	\$10,791.00
22	20 - 26 - 115 - 008 - 0000	\$ 14,615	\$33,758.00
23	20 - 26 - 123 - 001 - 0000	\$ 37,211	\$85,950.00
24	20 - 26 - 123 - 002 - 0000	\$ 30,339	\$70,077.00
25	20 - 26 - 123 - 003 - 0000	\$ 22,420	\$51,786.00
26	20 - 26 - 123 - 004 - 0000	\$ 35,720	\$82,506.00
27	20 - 26 - 123 - 005 - 0000	\$ 2,200	\$5,082.00
28	20 - 26 - 123 - 008 - 0000	\$ 16,751	\$38,691.00
29	20 - 26 - 123 - 009 - 0000	\$ 32,776	\$75,706.00
30	20 - 26 - 123 - 010 - 0000	\$ 35,758	\$82,594.00
31	20 - 26 - 123 - 032 - 0000	\$ 11,421	\$26,380.00
32	20 - 26 - 300 - 001 - 0000	\$ 8,772	\$20,262.00
33	20 - 26 - 300 - 002 - 0000	\$ 7,261	\$16,771.00
34	20 - 26 - 300 - 003 - 0000	\$ 7,974	\$18,418.00
35	20 - 26 - 300 - 004 - 0000	EX	EX
36	20 - 26 - 300 - 005 - 0000	EX	EX
37	20 - 26 - 300 - 006 - 0000	EX	EX
38	20 - 26 - 300 - 007 - 0000	EX	EX
39	20 - 26 - 300 - 008 - 0000	EX	EX
40	20 - 26 - 300 - 009 - 0000	EX	EX
41	20 - 26 - 300 - 010 - 0000	EX	EX

**Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)**

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
42	20 - 26 - 300 - 011 - 0000	EX	EX
43	20 - 26 - 300 - 012 - 0000	EX	EX
44	20 - 26 - 300 - 013 - 0000	\$ 6,551	\$15,131.00
45	20 - 26 - 300 - 014 - 0000	\$ 5,521	\$12,752.00
46	20 - 26 - 300 - 015 - 0000	\$ 27,412	\$63,316.00
47	20 - 26 - 300 - 016 - 0000	\$ 27,412	\$63,316.00
48	20 - 26 - 300 - 017 - 0000	\$ 5,559	\$12,840.00
49	20 - 26 - 300 - 018 - 0000	\$ 6,462	\$14,926.00
50	20 - 26 - 300 - 019 - 0000	\$ 9,941	\$22,962.00
51	20 - 26 - 300 - 020 - 0000	\$ 21,690	\$50,100.00
52	20 - 26 - 308 - 003 - 0000	\$ 37,006	\$85,476.00
53	20 - 26 - 308 - 004 - 0000	\$ 37,006	\$85,476.00
54	20 - 26 - 308 - 005 - 0000	\$ 37,006	\$85,476.00
55	20 - 26 - 308 - 006 - 0000	\$ 49,168	\$113,568.00
56	20 - 26 - 308 - 007 - 0000	\$ 22,941	\$52,989.00
57	20 - 26 - 308 - 010 - 0000	\$ 7,091	\$16,379.00
58	20 - 26 - 308 - 011 - 0000	\$ 5,237	\$12,096.00
59	20 - 26 - 308 - 012 - 0000	\$ 5,237	\$12,096.00
60	20 - 26 - 308 - 013 - 0000	\$ 2,750	\$6,352.00
61	20 - 26 - 308 - 014 - 0000	\$ 46,203	\$106,720.00
62	20 - 26 - 308 - 017 - 0000	EX	EX
63	20 - 26 - 308 - 018 - 0000	EX	EX
64	20 - 26 - 308 - 019 - 0000	EX	EX
65	20 - 26 - 308 - 035 - 0000	\$ 39,900	\$92,161.00
66	20 - 26 - 308 - 052 - 0000	\$ 880	\$2,033.00
67	20 - 26 - 308 - 053 - 0000	EX	EX
68	20 - 26 - 308 - 054 - 0000	\$ 13,777	\$31,822.00
69	20 - 26 - 311 - 001 - 0000	\$ 67,532	\$155,985.00
70	20 - 26 - 311 - 002 - 0000	\$ 11,560	\$26,701.00
71	20 - 26 - 311 - 003 - 0000	\$ 11,560	\$26,701.00
72	20 - 26 - 311 - 004 - 0000	\$ 11,560	\$26,701.00
73	20 - 26 - 311 - 005 - 0000	\$ 11,560	\$26,701.00
74	20 - 26 - 311 - 006 - 0000	\$ 11,560	\$26,701.00
75	20 - 26 - 311 - 007 - 0000	\$ 11,560	\$26,701.00
76	20 - 26 - 311 - 008 - 0000	\$ 11,560	\$26,701.00
77	20 - 26 - 311 - 009 - 0000	\$ 19,341	\$44,674.00
78	20 - 26 - 311 - 010 - 0000	\$ 19,600	\$45,272.00
79	20 - 26 - 311 - 011 - 0000	\$ 4,902	\$11,323.00
80	20 - 26 - 311 - 012 - 0000	\$ 4,902	\$11,323.00
81	20 - 26 - 311 - 013 - 0000	\$ 4,902	\$11,323.00
82	20 - 26 - 311 - 014 - 0000	\$ 4,902	\$11,323.00

**Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)**

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
83	20 - 26 - 311 - 015 - 0000	\$ 4,902	\$11,323.00
84	20 - 26 - 311 - 016 - 0000	\$ 12,217	\$28,219.00
85	20 - 26 - 317 - 009 - 0000	\$ 6,156	\$14,219.00
86	20 - 26 - 317 - 010 - 0000	\$ 6,156	\$14,219.00
87	20 - 26 - 317 - 011 - 0000	\$ 5,965	\$13,778.00
88	20 - 26 - 317 - 012 - 0000	\$ 21,220	\$49,014.00
89	20 - 26 - 317 - 013 - 0000	\$ 35,125	\$81,132.00
90	20 - 26 - 317 - 014 - 0000	\$ 35,125	\$81,132.00
91	20 - 26 - 317 - 015 - 0000	\$ 54,750	\$126,462.00
92	20 - 26 - 317 - 016 - 0000	\$ 22,290	\$51,485.00
93	20 - 26 - 317 - 017 - 0000	\$ 22,290	\$51,485.00
94	20 - 26 - 317 - 018 - 0000	\$ 19,785	\$45,699.00
95	20 - 26 - 317 - 019 - 0000	\$ 54,279	\$125,374.00
96	20 - 26 - 317 - 035 - 0000	\$ 104,328	\$240,977.00
97	20 - 26 - 317 - 036 - 0000	\$ 979,450	\$2,262,334.00
98	20 - 26 - 318 - 016 - 0000	\$ 13,664	\$31,561.00
99	20 - 26 - 318 - 017 - 0000	\$ 13,644	\$31,515.00
100	20 - 26 - 318 - 018 - 0000	\$ 15,840	\$36,587.00
101	20 - 26 - 318 - 032 - 0000	\$ 1,447	\$3,342.00
102	20 - 26 - 318 - 033 - 0000	\$ 24,277	\$56,075.00
103	20 - 26 - 318 - 034 - 0000	\$ 22,107	\$51,063.00
104	20 - 26 - 318 - 035 - 0000	\$ 14,869	\$34,344.00
105	20 - 26 - 319 - 034 - 0000	\$ 62,070	\$143,369.00
106	20 - 26 - 319 - 037 - 0000	\$ 27,027	\$62,427.00
107	20 - 26 - 320 - 018 - 0000	\$ 10,682	\$24,673.00
108	20 - 26 - 320 - 019 - 0000	\$ 10,438	\$24,110.00
109	20 - 26 - 320 - 030 - 0000	\$ 5,500	\$12,704.00
110	20 - 26 - 320 - 031 - 0000	\$ 67,048	\$154,867.00
111	20 - 26 - 321 - 008 - 0000	\$ 2,872	\$6,634.00
112	20 - 26 - 321 - 009 - 0000	\$ 2,871	\$6,631.00
113	20 - 26 - 321 - 010 - 0000	\$ 2,871	\$6,631.00
114	20 - 26 - 321 - 021 - 0000	\$ 44,505	\$102,798.00
115	20 - 26 - 321 - 022 - 0000	EX	EX
116	20 - 26 - 321 - 023 - 0000	EX	EX
117	20 - 26 - 322 - 018 - 0000	\$ 7,192	\$16,612.00
118	20 - 26 - 322 - 019 - 0000	\$ 27,239	\$62,917.00
119	20 - 26 - 322 - 038 - 0000	\$ 1,787	\$4,128.00
120	20 - 26 - 322 - 051 - 0000	\$ 3,399	\$7,851.00
121	20 - 26 - 322 - 052 - 0000	\$ 5,099	\$11,778.00
122	20 - 26 - 323 - 002 - 0000	\$ 5,676	\$13,110.00
123	20 - 26 - 323 - 003 - 0000	EX	EX

**Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)**

<b>No.</b>	<b>PIN</b>	<b>Assessed Value (2001 AV)</b>	<b>Equalized Assessed Value (2001 EAV)*</b>
124	20 - 26 - 323 - 004 - 0000	\$ 3,515	\$8,119.00
125	20 - 26 - 323 - 005 - 0000	\$ 2,431	\$5,615.00
126	20 - 26 - 323 - 006 - 0000	\$ 7,499	\$17,321.00
127	20 - 26 - 323 - 007 - 0000	\$ 9,183	\$21,211.00
128	20 - 26 - 323 - 008 - 0000	\$ 3,575	\$8,258.00
129	20 - 26 - 323 - 009 - 0000	EX	EX
130	20 - 26 - 323 - 010 - 0000	EX	EX
131	20 - 26 - 323 - 011 - 0000	\$ 14,853	\$34,307.00
132	20 - 26 - 323 - 013 - 0000	\$ 4,159	\$9,606.00
133	20 - 26 - 323 - 014 - 0000	\$ 7,450	\$17,208.00
134	20 - 26 - 323 - 015 - 0000	\$ 1,787	\$4,128.00
135	20 - 26 - 323 - 016 - 0000	\$ 1,787	\$4,128.00
136	20 - 26 - 323 - 017 - 0000	\$ 1,787	\$4,128.00
137	20 - 26 - 323 - 018 - 0000	\$ 5,681	\$13,122.00
138	20 - 26 - 323 - 019 - 0000	\$ 7,311	\$16,887.00
139	20 - 26 - 323 - 020 - 0000	\$ 7,701	\$17,788.00
140	20 - 26 - 323 - 021 - 0000	EX	EX
141	20 - 26 - 323 - 022 - 0000	\$ 8,204	\$18,950.00
142	20 - 26 - 323 - 023 - 0000	\$ 2,359	\$5,449.00
143	20 - 26 - 323 - 024 - 0000	\$ 2,371	\$5,477.00
144	20 - 26 - 323 - 025 - 0000	\$ 10,240	\$23,652.00
145	20 - 26 - 323 - 026 - 0000	\$ 1,902	\$4,393.00
146	20 - 26 - 323 - 027 - 0000	\$ 1,217	\$2,811.00
147	20 - 26 - 323 - 028 - 0000	\$ 8,525	\$19,691.00
148	20 - 26 - 323 - 029 - 0000	\$ 9,182	\$21,209.00
149	20 - 26 - 323 - 031 - 0000	EX	EX
150	20 - 26 - 323 - 032 - 0000	\$ 8,056	\$18,608.00
151	20 - 26 - 323 - 036 - 0000	\$ 18,307	\$42,286.00
152	20 - 26 - 323 - 037 - 0000	EX	EX
153	20 - 26 - 323 - 038 - 0000	\$ 55,647	\$128,533.00
154	20 - 26 - 323 - 039 - 0000	EX	EX
155	20 - 26 - 323 - 064 - 0000	\$ 9,159	\$21,155.00
156	20 - 26 - 323 - 065 - 0000	\$ 1,430	\$3,303.00
157	20 - 26 - 323 - 077 - 0000	\$ 30,999	\$71,601.00
158	20 - 26 - 323 - 085 - 6001	EX	EX
159	20 - 26 - 323 - 085 - 6002	\$ 2,932	\$6,772.00
160	20 - 26 - 323 - 085 - 6003	\$ 4,835	\$11,168.00
161	20 - 26 - 323 - 086 - 6001	EX	EX
162	20 - 26 - 323 - 086 - 6002	EX	EX
163	20 - 26 - 323 - 087 - 0000	EX	EX
164	20 - 26 - 323 - 088 - 6001	EX	EX

**Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)**

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
165	20 - 26 - 323 - 088 - 6002	\$ 10,361	\$23,932.00
166	20 - 26 - 323 - 089 - 6001	\$ 12,409	\$28,662.00
167	20 - 26 - 323 - 089 - 6002	EX	EX
168	20 - 26 - 501 - 007 - 0000	EX	EX
169	20 - 27 - 207 - 001 - 0000	\$ 139,727	\$322,741.00
170	20 - 27 - 207 - 002 - 0000	EX	EX
171	20 - 27 - 207 - 003 - 0000	EX	EX
172	20 - 27 - 207 - 004 - 0000	EX	EX
173	20 - 27 - 207 - 005 - 0000	EX	EX
174	20 - 27 - 207 - 006 - 0000	EX	EX
175	20 - 27 - 207 - 007 - 0000	EX	EX
176	20 - 27 - 207 - 008 - 0000	EX	EX
177	20 - 27 - 207 - 009 - 0000	EX	EX
178	20 - 27 - 207 - 010 - 0000	EX	EX
179	20 - 27 - 207 - 011 - 0000	EX	EX
180	20 - 27 - 207 - 012 - 0000	EX	EX
181	20 - 27 - 215 - 018 - 0000	\$ 4,373	\$10,101.00
182	20 - 27 - 215 - 019 - 0000	EX	EX
183	20 - 27 - 215 - 020 - 0000	\$ 1,603	\$3,703.00
184	20 - 27 - 215 - 021 - 0000	\$ 3,038	\$7,017.00
185	20 - 27 - 215 - 023 - 0000	\$ 2,200	\$5,082.00
186	20 - 27 - 215 - 024 - 0000	\$ 2,200	\$5,082.00
187	20 - 27 - 215 - 025 - 0000	\$ 8,670	\$20,026.00
188	20 - 27 - 215 - 028 - 0000	\$ 2,200	\$5,082.00
189	20 - 27 - 215 - 029 - 0000	\$ 1,100	\$2,541.00
190	20 - 27 - 215 - 030 - 0000	\$ 10,509	\$24,274.00
191	20 - 27 - 215 - 031 - 0000	\$ 8,608	\$19,883.00
192	20 - 27 - 215 - 032 - 0000	\$ 1,690	\$3,904.00
193	20 - 27 - 215 - 033 - 0000	\$ 8,672	\$20,031.00
194	20 - 27 - 215 - 034 - 0000	\$ 2,200	\$5,082.00
195	20 - 27 - 215 - 035 - 0000	EX	EX
196	20 - 27 - 215 - 037 - 0000	EX	EX
197	20 - 27 - 215 - 038 - 0000	\$ 4,224	\$9,757.00
198	20 - 27 - 215 - 041 - 0000	\$ 14,417	\$33,300.00
199	20 - 27 - 215 - 042 - 0000	\$ 8,769	\$20,255.00
200	20 - 27 - 215 - 043 - 0000	\$ 18,345	\$42,373.00
201	20 - 27 - 223 - 021 - 0000	\$ 16,192	\$37,400.00
202	20 - 27 - 223 - 022 - 0000	\$ 34,752	\$80,270.00
203	20 - 27 - 223 - 023 - 0000	\$ 19,887	\$45,935.00
204	20 - 27 - 223 - 024 - 0000	\$ 21,781	\$50,310.00
205	20 - 27 - 223 - 025 - 0000	\$ 37,724	\$87,135.00

**Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)**

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
206	20 - 27 - 223 - 026 - 0000	\$ 8,334	\$19,250.00
207	20 - 27 - 223 - 027 - 0000	\$ 5,250	\$12,126.00
208	20 - 27 - 223 - 028 - 0000	\$ 4,814	\$11,119.00
209	20 - 27 - 223 - 029 - 0000	\$ 4,814	\$11,119.00
210	20 - 27 - 223 - 030 - 0000	\$ 4,814	\$11,119.00
211	20 - 27 - 223 - 031 - 0000	\$ 4,879	\$11,270.00
212	20 - 27 - 223 - 032 - 0000	\$ 4,904	\$11,327.00
213	20 - 27 - 223 - 033 - 0000	\$ 135,638	\$313,297.00
214	20 - 27 - 223 - 034 - 0000	EX	EX
215	20 - 27 - 231 - 019 - 0000	\$ 56,914	\$131,460.00
216	20 - 27 - 231 - 020 - 0000	\$ 20,893	\$48,259.00
217	20 - 27 - 231 - 021 - 0000	EX	EX
218	20 - 27 - 231 - 022 - 0000	\$ 7,380	\$17,046.00
219	20 - 27 - 231 - 023 - 0000	\$ 2,391	\$5,523.00
220	20 - 27 - 231 - 024 - 0000	\$ 7,085	\$16,365.00
221	20 - 27 - 231 - 025 - 0000	\$ 23,752	\$54,862.00
222	20 - 27 - 231 - 026 - 0000	\$ 6,971	\$16,102.00
223	20 - 27 - 231 - 027 - 0000	\$ 13,374	\$30,891.00
224	20 - 27 - 231 - 028 - 0000	\$ 2,460	\$5,682.00
225	20 - 27 - 231 - 029 - 0000	\$ 24,258	\$56,031.00
226	20 - 27 - 231 - 030 - 0000	\$ 2,445	\$5,647.00
227	20 - 27 - 231 - 031 - 0000	\$ 70,548	\$162,952.00
228	20 - 27 - 407 - 019 - 0000	\$ 66,762	\$154,207.00
229	20 - 27 - 407 - 020 - 0000	\$ 6,181	\$14,277.00
230	20 - 27 - 407 - 021 - 0000	\$ 26,601	\$61,443.00
231	20 - 27 - 407 - 022 - 0000	\$ 42,860	\$98,998.00
232	20 - 27 - 407 - 023 - 0000	\$ 6,801	\$15,709.00
233	20 - 27 - 407 - 024 - 0000	\$ 21,913	\$50,615.00
234	20 - 27 - 407 - 025 - 0000	\$ 51,235	\$118,343.00
235	20 - 27 - 407 - 028 - 0000	\$ 133,041	\$307,298.00
236	20 - 27 - 415 - 020 - 0000	\$ 87,499	\$202,105.00
237	20 - 27 - 415 - 022 - 0000	\$ 49,204	\$113,651.00
238	20 - 27 - 415 - 023 - 0000	\$ 37,499	\$86,615.00
239	20 - 27 - 415 - 024 - 0000	EX	EX
240	20 - 27 - 415 - 028 - 0000	EX	EX
241	20 - 27 - 415 - 029 - 0000	EX	EX
242	20 - 27 - 415 - 030 - 0000	EX	EX
243	20 - 27 - 415 - 031 - 0000	EX	EX
244	20 - 27 - 415 - 032 - 0000	EX	EX
245	20 - 27 - 415 - 034 - 0000	EX	EX
246	20 - 27 - 415 - 035 - 0000	EX	EX

**Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)**

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
247	20 - 27 - 415 - 036 - 0000	EX	EX
248	20 - 27 - 423 - 026 - 0000	\$ 18,807	\$43,440.00
249	20 - 27 - 423 - 027 - 0000	\$ 13,729	\$31,711.00
250	20 - 27 - 423 - 028 - 0000	\$ 22,961	\$53,035.00
251	20 - 27 - 423 - 029 - 0000	\$ 14,908	\$34,434.00
252	20 - 27 - 423 - 030 - 0000	\$ 13,609	\$31,434.00
253	20 - 27 - 423 - 031 - 0000	EX	EX
254	20 - 27 - 423 - 032 - 0000	\$ 47,631	\$110,018.00
255	20 - 27 - 423 - 033 - 0000	\$ 15,191	\$35,088.00
256	20 - 27 - 423 - 034 - 0000	\$ 5,907	\$13,644.00
257	20 - 27 - 423 - 035 - 0000	\$ 5,907	\$13,644.00
258	20 - 27 - 423 - 036 - 0000	\$ 5,907	\$13,644.00
259	20 - 27 - 423 - 037 - 0000	EX	EX
260	20 - 27 - 423 - 038 - 0000	EX	EX
261	20 - 27 - 423 - 039 - 0000	EX	EX
262	20 - 27 - 424 - 029 - 0000	\$ 89,999	\$207,880.00
263	20 - 27 - 424 - 030 - 0000	\$ 111,432	\$257,386.00
264	20 - 27 - 425 - 034 - 0000	\$ 7,697	\$17,779.00
265	20 - 27 - 425 - 037 - 0000	\$ 7,248	\$16,741.00
266	20 - 27 - 425 - 038 - 0000	\$ 77,624	\$179,296.00
267	20 - 27 - 425 - 039 - 0000	\$ 92,126	\$212,793.00
268	20 - 27 - 426 - 046 - 0000	\$ 61,040	\$140,990.00
269	20 - 27 - 426 - 047 - 0000	\$ 102,606	\$236,999.00
270	20 - 27 - 427 - 042 - 0000	\$ 18,683	\$43,154.00
271	20 - 27 - 427 - 043 - 0000	\$ 16,234	\$37,497.00
272	20 - 27 - 427 - 044 - 0000	\$ 16,623	\$38,396.00
273	20 - 27 - 427 - 045 - 0000	\$ 8,869	\$20,486.00
274	20 - 27 - 427 - 046 - 0000	EX	EX
275	20 - 27 - 428 - 032 - 0000	\$ 56,540	\$130,596.00
276	20 - 27 - 428 - 033 - 0000	\$ 25,381	\$58,625.00
277	20 - 27 - 428 - 034 - 0000	\$ 20,399	\$47,118.00
278	20 - 27 - 428 - 035 - 0000	\$ 74,739	\$172,632.00
279	20 - 27 - 429 - 035 - 0000	\$ 5,154	\$11,905.00
280	20 - 27 - 429 - 036 - 0000	\$ 26,224	\$60,572.00
281	20 - 27 - 429 - 037 - 0000	\$ 39,345	\$90,879.00
282	20 - 27 - 429 - 038 - 0000	\$ 10,381	\$23,978.00
283	20 - 27 - 429 - 039 - 0000	\$ 164,130	\$379,107.00
284	20 - 27 - 430 - 037 - 0000	\$ 4,105	\$9,482.00
285	20 - 27 - 430 - 038 - 0000	\$ 19,647	\$45,381.00
286	20 - 27 - 430 - 039 - 0000	\$ 12,210	\$28,203.00
287	20 - 27 - 430 - 040 - 0000	\$ 20,049	\$46,309.00

**Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)**

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
288	20 - 27 - 430 - 041 - 0000	\$ 118,386	\$273,448.00
289	20 - 27 - 431 - 016 - 0000	\$ 172,448	\$398,320.00
290	20 - 27 - 431 - 019 - 0000	\$ 14,354	\$33,155.00
291	20 - 27 - 431 - 020 - 0000	\$ 39,563	\$91,383.00
292	20 - 27 - 431 - 021 - 0000	\$ 37,350	\$86,271.00
293	20 - 27 - 431 - 022 - 0000	\$ 37,350	\$86,271.00
294	20 - 27 - 431 - 023 - 0000	\$ 37,308	\$86,174.00
295	20 - 27 - 431 - 024 - 0000	\$ 37,444	\$86,488.00
296	20 - 27 - 431 - 027 - 0000	\$ 22,128	\$51,111.00
297	20 - 27 - 431 - 028 - 0000	\$ 22,128	\$51,111.00
298	20 - 27 - 431 - 029 - 0000	\$ 22,128	\$51,111.00
299	20 - 27 - 431 - 030 - 0000	\$ 22,128	\$51,111.00
300	20 - 27 - 431 - 031 - 0000	\$ 111,597	\$257,767.00
301	20 - 27 - 431 - 032 - 0000	\$ 100,383	\$231,865.00
302	20 - 27 - 431 - 033 - 0000	\$ 141,647	\$327,176.00
303	20 - 27 - 500 - 001 - 0000	EX	EX
304	20 - 34 - 200 - 001 - 0000	EX	EX
305	20 - 34 - 200 - 004 - 0000	\$ 26,648	\$61,552.00
306	20 - 34 - 200 - 005 - 0000	\$ 41,494	\$95,843.00
307	20 - 34 - 200 - 035 - 0000	\$ 45,530	\$105,165.00
308	20 - 34 - 201 - 001 - 0000	\$ 71,455	\$165,047.00
309	20 - 34 - 201 - 002 - 0000	\$ 27,021	\$62,413.00
310	20 - 34 - 201 - 003 - 0000	\$ 42,292	\$97,686.00
311	20 - 34 - 201 - 032 - 0000	\$ 24,221	\$55,946.00
312	20 - 34 - 201 - 033 - 0000	\$ 19,146	\$44,223.00
313	20 - 34 - 201 - 034 - 0000	\$ 24,069	\$55,595.00
314	20 - 34 - 202 - 001 - 0000	\$ 55,060	\$127,178.00
315	20 - 34 - 202 - 002 - 0000	\$ 46,249	\$106,826.00
316	20 - 34 - 202 - 003 - 0000	\$ 11,134	\$25,717.00
317	20 - 34 - 202 - 004 - 0000	\$ 72,297	\$166,992.00
318	20 - 34 - 203 - 001 - 0000	\$ 187,347	\$432,734.00
319	20 - 34 - 203 - 029 - 0000	\$ 3,026	\$6,989.00
320	20 - 34 - 203 - 031 - 0000	\$ 37,780	\$87,264.00
321	20 - 34 - 203 - 032 - 0000	\$ 72,195	\$166,756.00
322	20 - 34 - 204 - 005 - 0000	\$ 3,025	\$6,987.00
323	20 - 34 - 204 - 006 - 0000	\$ 3,025	\$6,987.00
324	20 - 34 - 204 - 007 - 0000	\$ 3,025	\$6,987.00
325	20 - 34 - 204 - 008 - 0000	\$ 3,905	\$9,020.00
326	20 - 34 - 204 - 033 - 0000	\$ 19,029	\$43,953.00
327	20 - 34 - 205 - 001 - 0000	\$ 59,041	\$136,373.00
328	20 - 34 - 205 - 002 - 0000	\$ 13,317	\$30,760.00

**Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)**

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
329	20 - 34 - 205 - 003 - 0000	\$ 23,655	\$54,638.00
330	20 - 34 - 205 - 004 - 0000	\$ 86,564	\$199,946.00
331	20 - 34 - 206 - 001 - 0000	\$ 55,307	\$127,748.00
332	20 - 34 - 206 - 003 - 0000	\$ 12,037	\$27,803.00
333	20 - 34 - 206 - 004 - 0000	\$ 7,353	\$16,984.00
334	20 - 34 - 206 - 005 - 0000	\$ 8,708	\$20,114.00
335	20 - 34 - 206 - 006 - 0000	\$ 9,289	\$21,456.00
336	20 - 34 - 206 - 007 - 0000	\$ 12,747	\$29,443.00
337	20 - 34 - 206 - 030 - 0000	\$ 37,311	\$86,181.00
338	20 - 34 - 206 - 031 - 0000	\$ 20,634	\$47,660.00
339	20 - 34 - 207 - 001 - 0000	\$ 49,152	\$113,531.00
340	20 - 34 - 207 - 002 - 0000	\$ 30,650	\$70,795.00
341	20 - 34 - 207 - 003 - 0000	\$ 378,030	\$873,174.00
342	20 - 34 - 207 - 018 - 0000	\$ 4,247	\$9,810.00
343	20 - 34 - 207 - 019 - 0000	\$ 4,258	\$9,835.00
344	20 - 34 - 207 - 020 - 0000	\$ 4,258	\$9,835.00
345	20 - 34 - 207 - 021 - 0000	\$ 4,794	\$11,073.00
346	20 - 34 - 207 - 022 - 0000	\$ 4,794	\$11,073.00
347	20 - 34 - 207 - 023 - 0000	\$ 4,794	\$11,073.00
348	20 - 34 - 207 - 024 - 0000	\$ 4,794	\$11,073.00
349	20 - 34 - 207 - 025 - 0000	\$ 4,794	\$11,073.00
350	20 - 34 - 207 - 026 - 0000	\$ 14,593	\$33,707.00
351	20 - 34 - 207 - 027 - 0000	\$ 4,854	\$11,212.00
352	20 - 34 - 207 - 034 - 0000	\$ 646,530	\$1,493,355.00
353	20 - 34 - 215 - 016 - 0000	\$ 111,100	\$256,619.00
354	20 - 34 - 215 - 017 - 0000	\$ 53,211	\$122,907.00
355	20 - 34 - 215 - 018 - 0000	\$ 5,209	\$12,032.00
356	20 - 34 - 215 - 019 - 0000	\$ 5,209	\$12,032.00
357	20 - 34 - 215 - 020 - 0000	\$ 28,203	\$65,143.00
358	20 - 34 - 215 - 021 - 0000	\$ 28,203	\$65,143.00
359	20 - 34 - 215 - 022 - 0000	\$ 25,219	\$58,251.00
360	20 - 34 - 215 - 023 - 0000	\$ 32,272	\$74,542.00
361	20 - 34 - 215 - 024 - 0000	\$ 25,219	\$58,251.00
362	20 - 34 - 215 - 025 - 0000	\$ 30,558	\$70,583.00
363	20 - 34 - 215 - 032 - 0000	\$ 23,222	\$53,638.00
364	20 - 34 - 215 - 033 - 0000	\$ 5,200	\$12,011.00
365	20 - 34 - 215 - 034 - 0000	\$ 5,355	\$12,369.00
366	20 - 34 - 215 - 036 - 0000	\$ 29,769	\$68,760.00
367	20 - 34 - 215 - 037 - 0000	\$ 83,985	\$193,989.00
368	20 - 34 - 215 - 038 - 0000	\$ 23,222	\$53,638.00
369	20 - 34 - 223 - 022 - 0000	\$ 36,890	\$85,209.00

**Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)**

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
370	20 - 34 - 223 - 023 - 0000	\$ 57,999	\$133,966.00
371	20 - 34 - 223 - 024 - 0000	\$ 2,707	\$6,253.00
372	20 - 34 - 223 - 025 - 0000	\$ 2,707	\$6,253.00
373	20 - 34 - 223 - 026 - 0000	\$ 27,414	\$63,321.00
374	20 - 34 - 223 - 027 - 0000	\$ 41,849	\$96,663.00
375	20 - 34 - 223 - 028 - 0000	\$ 2,707	\$6,253.00
376	20 - 34 - 223 - 029 - 0000	\$ 5,428	\$12,538.00
377	20 - 34 - 223 - 030 - 0000	\$ 5,428	\$12,538.00
378	20 - 34 - 223 - 031 - 0000	\$ 36,346	\$83,952.00
379	20 - 34 - 223 - 032 - 0000	\$ 2,707	\$6,253.00
380	20 - 34 - 223 - 033 - 0000	\$ 20,972	\$48,441.00
381	20 - 34 - 223 - 034 - 0000	\$ 7,086	\$16,367.00
382	20 - 34 - 223 - 035 - 0000	\$ 2,707	\$6,253.00
383	20 - 34 - 223 - 036 - 0000	\$ 62,738	\$144,912.00
384	20 - 34 - 223 - 039 - 0000	\$ 66,500	\$153,602.00
385	20 - 34 - 231 - 017 - 0000	\$ 32,946	\$76,099.00
386	20 - 34 - 231 - 022 - 0000	\$ 2,707	\$6,253.00
387	20 - 34 - 231 - 023 - 0000	\$ 4,800	\$11,087.00
388	20 - 34 - 231 - 024 - 0000	\$ 4,800	\$11,087.00
389	20 - 34 - 231 - 025 - 0000	\$ 24,163	\$55,812.00
390	20 - 34 - 231 - 026 - 0000	\$ 71,625	\$165,439.00
391	20 - 34 - 231 - 027 - 0000	\$ 19,152	\$44,237.00
392	20 - 34 - 231 - 028 - 0000	\$ 19,152	\$44,237.00
393	20 - 34 - 231 - 029 - 0000	\$ 24,582	\$56,780.00
394	20 - 34 - 231 - 035 - 0000	\$ 14,627	\$33,785.00
395	20 - 34 - 231 - 036 - 0000	\$ 14,627	\$33,785.00
396	20 - 34 - 231 - 037 - 0000	\$ 15,052	\$34,767.00
397	20 - 34 - 231 - 038 - 0000	\$ 25,156	\$58,105.00
398	20 - 34 - 231 - 040 - 0000	\$ 24,052	\$55,555.00
399	20 - 34 - 231 - 041 - 0000	\$ 84,209	\$194,506.00
400	20 - 34 - 231 - 042 - 0000	\$ 92,491	\$213,636.00
401	20 - 34 - 413 - 019 - 0000	\$ 19,004	\$43,895.00
402	20 - 34 - 413 - 020 - 0000	\$ 247,852	\$572,489.00
403	20 - 34 - 413 - 021 - 0000	\$ 7,336	\$16,945.00
404	20 - 34 - 413 - 022 - 0000	\$ 104,564	\$241,522.00
405	20 - 34 - 413 - 032 - 0000	\$ 828,543	\$1,913,769.00
406	20 - 34 - 413 - 033 - 0000	\$ 17,419	\$40,234.00
407	20 - 34 - 413 - 034 - 0000	\$ 144,202	\$333,078.00
408	20 - 34 - 413 - 035 - 0000	\$ 282,878	\$653,392.00
409	20 - 34 - 413 - 036 - 0000	\$ 13,200	\$30,489.00
410	20 - 34 - 413 - 037 - 0000	\$ 341,441	\$788,660.00

**Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)**

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
411	20 - 34 - 413 - 039 - 0000	\$ 254,961	\$588,909.00
412	20 - 34 - 413 - 046 - 0000	\$ 97,092	\$224,263.00
413	20 - 34 - 413 - 055 - 0000	EX	EX
414	20 - 34 - 413 - 057 - 0000	\$ 138,527	\$319,970.00
415	20 - 34 - 413 - 058 - 0000	EX	EX
416	20 - 34 - 413 - 059 - 0000	\$ 180,500	\$416,919.00
417	20 - 35 - 100 - 001 - 0000	\$ 86,650	\$200,144.00
418	20 - 35 - 100 - 002 - 0000	\$ 33,479	\$77,330.00
419	20 - 35 - 100 - 003 - 0000	\$ 3,025	\$6,987.00
420	20 - 35 - 100 - 004 - 0000	\$ 3,025	\$6,987.00
421	20 - 35 - 100 - 005 - 0000	\$ 13,100	\$30,258.00
422	20 - 35 - 100 - 006 - 0000	\$ 80,450	\$185,823.00
423	20 - 35 - 100 - 008 - 0000	\$ 91,068	\$210,349.00
424	20 - 35 - 100 - 009 - 0000	\$ 2,200	\$5,082.00
425	20 - 35 - 100 - 010 - 0000	\$ 2,200	\$5,082.00
426	20 - 35 - 100 - 011 - 0000	\$ 2,200	\$5,082.00
427	20 - 35 - 100 - 012 - 0000	\$ 2,200	\$5,082.00
428	20 - 35 - 100 - 013 - 0000	\$ 2,200	\$5,082.00
429	20 - 35 - 100 - 014 - 0000	\$ 2,200	\$5,082.00
430	20 - 35 - 100 - 015 - 0000	\$ 2,200	\$5,082.00
431	20 - 35 - 100 - 027 - 0000	\$ 18,591	\$42,941.00
432	20 - 35 - 100 - 029 - 0000	\$ 45,064	\$104,089.00
433	20 - 35 - 101 - 001 - 0000	\$ 60,515	\$139,778.00
434	20 - 35 - 101 - 013 - 0000	\$ 35,476	\$81,942.00
435	20 - 35 - 102 - 001 - 0000	\$ 62,700	\$144,824.00
436	20 - 35 - 102 - 008 - 0000	\$ 66,499	\$153,599.00
437	20 - 35 - 103 - 001 - 0000	\$ 24,321	\$56,177.00
438	20 - 35 - 103 - 002 - 0000	\$ 17,518	\$40,463.00
439	20 - 35 - 103 - 003 - 0000	\$ 17,518	\$40,463.00
440	20 - 35 - 103 - 004 - 0000	\$ 17,518	\$40,463.00
441	20 - 35 - 103 - 005 - 0000	\$ 14,325	\$33,088.00
442	20 - 35 - 103 - 006 - 0000	\$ 2,200	\$5,082.00
443	20 - 35 - 103 - 007 - 0000	\$ 2,200	\$5,082.00
444	20 - 35 - 103 - 020 - 0000	\$ 28,783	\$66,483.00
445	20 - 35 - 104 - 016 - 0000	\$ 47,492	\$109,697.00
446	20 - 35 - 104 - 039 - 1001	\$ 3,719	\$8,590.00
447	20 - 35 - 104 - 039 - 1002	\$ 3,719	\$8,590.00
448	20 - 35 - 104 - 039 - 1003	\$ 3,719	\$8,590.00
449	20 - 35 - 104 - 039 - 1004	\$ 2,242	\$5,179.00
450	20 - 35 - 104 - 039 - 1005	\$ 2,184	\$5,045.00
451	20 - 35 - 104 - 039 - 1006	\$ 2,184	\$5,045.00

**Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)**

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
452	20 - 35 - 104 - 039 - 1007	\$ 3,101	\$7,163.00
453	20 - 35 - 104 - 039 - 1008	\$ 3,867	\$8,932.00
454	20 - 35 - 104 - 039 - 1009	\$ 3,867	\$8,932.00
455	20 - 35 - 104 - 039 - 1010	\$ 3,101	\$7,163.00
456	20 - 35 - 104 - 039 - 1011	\$ 3,867	\$8,932.00
457	20 - 35 - 104 - 039 - 1012	\$ 3,867	\$8,932.00
458	20 - 35 - 104 - 039 - 1013	\$ 2,242	\$5,179.00
459	20 - 35 - 104 - 039 - 1014	\$ 2,184	\$5,045.00
460	20 - 35 - 104 - 039 - 1015	\$ 2,184	\$5,045.00
461	20 - 35 - 104 - 039 - 1016	\$ 3,719	\$8,590.00
462	20 - 35 - 104 - 039 - 1017	\$ 3,719	\$8,590.00
463	20 - 35 - 104 - 039 - 1018	\$ 3,719	\$8,590.00
464	20 - 35 - 105 - 001 - 0000	\$ 34,224	\$79,051.00
465	20 - 35 - 105 - 002 - 0000	\$ 34,224	\$79,051.00
466	20 - 35 - 105 - 003 - 0000	\$ 5,037	\$11,634.00
467	20 - 35 - 105 - 004 - 0000	\$ 34,224	\$79,051.00
468	20 - 35 - 105 - 005 - 0000	\$ 34,224	\$79,051.00
469	20 - 35 - 105 - 021 - 0000	\$ 2,467	\$5,698.00
470	20 - 35 - 105 - 022 - 0000	\$ 1,500	\$3,465.00
471	20 - 35 - 105 - 023 - 0000	\$ 1,552	\$3,585.00
472	20 - 35 - 105 - 024 - 0000	\$ 1,500	\$3,465.00
473	20 - 35 - 105 - 025 - 0000	\$ 2,062	\$4,763.00
474	20 - 35 - 105 - 026 - 0000	\$ 2,062	\$4,763.00
475	20 - 35 - 105 - 027 - 0000	\$ 2,062	\$4,763.00
476	20 - 35 - 105 - 028 - 0000	\$ 2,062	\$4,763.00
477	20 - 35 - 107 - 001 - 0000	\$ 103,137	\$238,226.00
478	20 - 35 - 107 - 002 - 0000	\$ 68,733	\$158,759.00
479	20 - 35 - 107 - 010 - 0000	\$ 5,802	\$13,401.00
480	20 - 35 - 107 - 011 - 0000	\$ 5,802	\$13,401.00
481	20 - 35 - 107 - 012 - 0000	\$ 11,885	\$27,452.00
482	20 - 35 - 107 - 013 - 0000	\$ 5,802	\$13,401.00
483	20 - 35 - 107 - 014 - 0000	\$ 5,802	\$13,401.00
484	20 - 35 - 107 - 015 - 0000	\$ 86,887	\$200,692.00
485	20 - 35 - 107 - 029 - 0000	\$ 172,340	\$398,071.00
486	20 - 35 - 114 - 001 - 0000	\$ 21,845	\$50,458.00
487	20 - 35 - 114 - 002 - 0000	\$ 20,240	\$46,750.00
488	20 - 35 - 114 - 003 - 0000	\$ 20,240	\$46,750.00
489	20 - 35 - 114 - 004 - 0000	\$ 6,225	\$14,379.00
490	20 - 35 - 114 - 005 - 0000	\$ 15,599	\$36,031.00
491	20 - 35 - 114 - 006 - 0000	\$ 15,599	\$36,031.00
492	20 - 35 - 114 - 007 - 0000	\$ 6,225	\$14,379.00

**Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)**

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
493	20 - 35 - 114 - 008 - 0000	\$ 41,725	\$96,376.00
494	20 - 35 - 114 - 009 - 0000	\$ 228,001	\$526,637.00
495	20 - 35 - 114 - 010 - 0000	\$ 27,697	\$63,975.00
496	20 - 35 - 114 - 027 - 0000	\$ 80,023	\$184,837.00
497	20 - 35 - 114 - 028 - 0000	\$ 110,449	\$255,115.00
498	20 - 35 - 120 - 001 - 0000	\$ 25,012	\$57,773.00
499	20 - 35 - 120 - 002 - 0000	\$ 76,513	\$176,730.00
500	20 - 35 - 120 - 003 - 0000	\$ 3,025	\$6,987.00
501	20 - 35 - 120 - 004 - 0000	\$ 3,025	\$6,987.00
502	20 - 35 - 120 - 005 - 0000	\$ 3,025	\$6,987.00
503	20 - 35 - 120 - 006 - 0000	\$ 7,061	\$16,309.00
504	20 - 35 - 120 - 007 - 0000	\$ 7,768	\$17,943.00
505	20 - 35 - 120 - 012 - 0000	\$ 14,250	\$32,915.00
506	20 - 35 - 120 - 013 - 0000	\$ 14,250	\$32,915.00
507	20 - 35 - 120 - 014 - 0000	\$ 14,250	\$32,915.00
508	20 - 35 - 120 - 015 - 0000	\$ 14,250	\$32,915.00
509	20 - 35 - 120 - 016 - 0000	\$ 47,095	\$108,780.00
510	20 - 35 - 120 - 017 - 0000	\$ 47,095	\$108,780.00
511	20 - 35 - 120 - 018 - 0000	\$ 12,802	\$29,570.00
512	20 - 35 - 120 - 019 - 0000	\$ 8,151	\$18,827.00
513	20 - 35 - 120 - 020 - 0000	\$ 9,446	\$21,818.00
514	20 - 35 - 120 - 042 - 0000	\$ 75,280	\$173,882.00
515	20 - 35 - 300 - 006 - 0000	\$ 23,160	\$53,495.00
516	20 - 35 - 300 - 007 - 0000	\$ 30,945	\$71,477.00
517	20 - 35 - 300 - 008 - 0000	\$ 5,873	\$13,565.00
518	20 - 35 - 300 - 009 - 0000	\$ 6,067	\$14,014.00
519	20 - 35 - 300 - 010 - 0000	\$ 6,067	\$14,014.00
520	20 - 35 - 300 - 011 - 0000	\$ 5,873	\$13,565.00
521	20 - 35 - 300 - 012 - 0000	\$ 28,422	\$65,649.00
522	20 - 35 - 300 - 022 - 0000	\$ 11,428	\$26,396.00
523	20 - 35 - 300 - 023 - 0000	\$ 11,428	\$26,396.00
524	20 - 35 - 300 - 024 - 0000	\$ 11,428	\$26,396.00
525	20 - 35 - 300 - 025 - 0000	\$ 11,535	\$26,644.00
526	20 - 35 - 300 - 042 - 0000	\$ 51,184	\$118,225.00
527	20 - 35 - 300 - 043 - 0000	\$ 86,449	\$199,680.00
528	20 - 35 - 304 - 010 - 0000	\$ 29,356	\$67,806.00
529	20 - 35 - 304 - 011 - 0000	\$ 57,267	\$132,275.00
530	20 - 35 - 304 - 012 - 0000	\$ 8,488	\$19,606.00
531	20 - 35 - 304 - 016 - 0000	\$ 25,357	\$58,570.00
532	20 - 35 - 304 - 017 - 0000	\$ 24,732	\$57,126.00
533	20 - 35 - 304 - 018 - 0000	\$ 24,732	\$57,126.00

**Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)**

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
534	20 - 35 - 304 - 048 - 0000	\$ 192,234	\$444,022.00
535	20 - 35 - 304 - 049 - 0000	\$ 44,133	\$101,938.00
536	20 - 35 - 304 - 050 - 0000	\$ 55,676	\$128,600.00
537	20 - 35 - 309 - 006 - 0000	\$ 18,430	\$42,570.00
538	20 - 35 - 309 - 007 - 0000	\$ 31,624	\$73,045.00
539	20 - 35 - 309 - 014 - 0000	\$ 22,791	\$52,643.00
540	20 - 35 - 309 - 015 - 0000	\$ 22,791	\$52,643.00
541	20 - 35 - 309 - 016 - 0000	\$ 24,320	\$56,174.00
542	20 - 35 - 309 - 017 - 0000	\$ 26,822	\$61,953.00
543	20 - 35 - 309 - 018 - 0000	\$ 26,822	\$61,953.00
544	20 - 35 - 309 - 019 - 0000	\$ 30,108	\$69,543.00
545	20 - 35 - 309 - 020 - 0000	\$ 30,108	\$69,543.00
546	20 - 35 - 309 - 021 - 0000	\$ 30,108	\$69,543.00
547	20 - 35 - 309 - 024 - 0000	\$ 24,554	\$56,715.00
548	20 - 35 - 309 - 045 - 0000	\$ 30,175	\$69,698.00
549	20 - 35 - 309 - 046 - 0000	\$ 17,192	\$39,710.00
550	20 - 35 - 309 - 047 - 0000	\$ 95,340	\$220,216.00
551	20 - 35 - 309 - 048 - 0000	\$ 90,654	\$209,393.00
552	20 - 35 - 314 - 001 - 0000	\$ 32,741	\$75,625.00
553	20 - 35 - 314 - 002 - 0000	\$ 33,641	\$77,704.00
554	20 - 35 - 314 - 003 - 0000	\$ 24,602	\$56,826.00
555	20 - 35 - 314 - 004 - 0000	\$ 24,602	\$56,826.00
556	20 - 35 - 314 - 005 - 0000	\$ 22,196	\$51,268.00
557	20 - 35 - 314 - 006 - 0000	\$ 25,105	\$57,988.00
558	20 - 35 - 314 - 007 - 0000	\$ 25,105	\$57,988.00
559	20 - 35 - 314 - 008 - 0000	\$ 24,528	\$56,655.00
560	20 - 35 - 314 - 009 - 0000	\$ 24,528	\$56,655.00
561	20 - 35 - 314 - 010 - 0000	\$ 24,528	\$56,655.00
562	20 - 35 - 314 - 011 - 0000	\$ 24,528	\$56,655.00
563	20 - 35 - 314 - 012 - 0000	\$ 23,510	\$54,303.00
564	20 - 35 - 314 - 013 - 0000	\$ 23,510	\$54,303.00
565	20 - 35 - 314 - 014 - 0000	\$ 22,284	\$51,472.00
566	20 - 35 - 314 - 015 - 0000	\$ 22,284	\$51,472.00
567	20 - 35 - 314 - 016 - 0000	\$ 22,816	\$52,700.00
568	20 - 35 - 314 - 017 - 0000	\$ 23,508	\$54,299.00
569	20 - 35 - 314 - 018 - 0000	\$ 23,508	\$54,299.00
570	20 - 35 - 314 - 019 - 0000	\$ 20,826	\$48,104.00
571	20 - 35 - 314 - 020 - 0000	\$ 29,191	\$67,425.00
572	20 - 35 - 314 - 021 - 0000	\$ 156,391	\$361,232.00
573	20 - 35 - 314 - 058 - 0000	\$ 301,598	\$696,631.00
574	20 - 35 - 315 - 066 - 0000	\$ 198,547	\$458,604.00

**Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)**

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
575	20 - 35 - 315 - 067 - 0000	\$ 20,686	\$47,781.00
576	20 - 35 - 316 - 024 - 0000	\$ 6,377	\$14,730.00
577	20 - 35 - 316 - 025 - 0000	\$ 4,907	\$11,334.00
578	20 - 35 - 316 - 026 - 0000	\$ 61,031	\$140,969.00
579	20 - 35 - 316 - 027 - 0000	\$ 33,121	\$76,503.00
580	20 - 35 - 316 - 043 - 0000	\$ 7,133	\$16,476.00
581	20 - 35 - 316 - 052 - 0000	\$ 49,015	\$113,215.00
582	20 - 35 - 317 - 007 - 0000	\$ 30,322	\$70,038.00
583	20 - 35 - 317 - 008 - 0000	\$ 36,701	\$84,772.00
584	20 - 35 - 317 - 009 - 0000	\$ 90,053	\$208,004.00
585	20 - 35 - 317 - 013 - 0000	\$ 27,131	\$62,667.00
586	25 - 02 - 100 - 003 - 0000	\$ 23,176	\$53,532.00
587	25 - 02 - 100 - 007 - 0000	\$ 6,979	\$16,120.00
588	25 - 02 - 100 - 008 - 0000	\$ 6,979	\$16,120.00
589	25 - 02 - 100 - 009 - 0000	\$ 29,611	\$68,395.00
590	25 - 02 - 100 - 010 - 0000	\$ 28,937	\$66,839.00
591	25 - 02 - 100 - 011 - 0000	\$ 28,937	\$66,839.00
592	25 - 02 - 100 - 012 - 0000	\$ 6,979	\$16,120.00
593	25 - 02 - 100 - 013 - 0000	\$ 7,000	\$16,169.00
594	25 - 02 - 100 - 014 - 0000	\$ 8,125	\$18,767.00
595	25 - 02 - 100 - 015 - 0000	\$ 7,387	\$17,062.00
596	25 - 02 - 100 - 016 - 0000	\$ 14,752	\$34,074.00
597	25 - 02 - 100 - 017 - 0000	\$ 5,078	\$11,729.00
598	25 - 02 - 100 - 018 - 0000	\$ 9,892	\$22,849.00
599	25 - 02 - 100 - 019 - 0000	\$ 9,529	\$22,010.00
600	25 - 02 - 100 - 020 - 0000	\$ 9,529	\$22,010.00
601	25 - 02 - 100 - 021 - 0000	\$ 6,110	\$14,113.00
602	25 - 02 - 100 - 022 - 0000	\$ 6,414	\$14,815.00
603	25 - 02 - 100 - 023 - 0000	\$ 1,400	\$3,234.00
604	25 - 02 - 100 - 024 - 0000	\$ 33,005	\$76,235.00
605	25 - 02 - 100 - 025 - 0000	\$ 33,005	\$76,235.00
606	25 - 02 - 100 - 026 - 0000	\$ 6,975	\$16,111.00
607	25 - 02 - 100 - 027 - 0000	\$ 7,817	\$18,056.00
608	25 - 02 - 100 - 028 - 0000	\$ 2,944	\$6,800.00
609	25 - 02 - 100 - 046 - 0000	\$ 1,960	\$4,527.00
610	25 - 02 - 100 - 047 - 0000	\$ 2,182	\$5,040.00
611	25 - 02 - 100 - 048 - 0000	\$ 2,194	\$5,068.00
612	25 - 02 - 100 - 054 - 0000	\$ 91,150	\$210,538.00
613	25 - 02 - 100 - 055 - 0000	\$ 73,803	\$170,470.00
614	25 - 02 - 101 - 001 - 0000	EX	EX
615	25 - 02 - 103 - 005 - 0000	\$ 11,481	\$26,519.00

**Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)**

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
616	25 - 02 - 103 - 006 - 0000	\$ 3,976	\$9,184.00
617	25 - 02 - 103 - 041 - 0000	\$ 8,195	\$18,929.00
618	25 - 02 - 103 - 042 - 0000	\$ 17,522	\$40,472.00
619	25 - 02 - 103 - 043 - 0000	\$ 18,393	\$42,484.00
620	25 - 02 - 103 - 044 - 0000	\$ 23,930	\$55,274.00
621	25 - 02 - 103 - 045 - 1001	\$ 4,404	\$10,172.00
622	25 - 02 - 103 - 045 - 1002	\$ 4,441	\$10,258.00
623	25 - 02 - 103 - 045 - 1003	\$ 4,479	\$10,346.00
624	25 - 02 - 103 - 045 - 1004	\$ 2,686	\$6,204.00
625	25 - 02 - 103 - 045 - 1005	\$ 4,479	\$10,346.00
626	25 - 02 - 103 - 045 - 1006	\$ 4,479	\$10,346.00
627	25 - 02 - 103 - 045 - 1007	\$ 4,068	\$9,396.00
628	25 - 02 - 103 - 045 - 1008	\$ 4,143	\$9,570.00
629	25 - 02 - 103 - 045 - 1009	\$ 4,143	\$9,570.00
630	25 - 02 - 104 - 004 - 0000	\$ 75,240	\$173,789.00
631	25 - 02 - 104 - 005 - 0000	\$ 6,999	\$16,166.00
632	25 - 02 - 104 - 006 - 0000	\$ 8,227	\$19,003.00
633	25 - 02 - 104 - 007 - 0000	\$ 4,795	\$11,075.00
634	25 - 02 - 104 - 008 - 0000	\$ 15,389	\$35,546.00
635	25 - 02 - 104 - 009 - 0000	\$ 9,094	\$21,005.00
636	25 - 02 - 104 - 045 - 0000	\$ 6,244	\$14,422.00
637	25 - 02 - 104 - 046 - 0000	\$ 6,379	\$14,734.00
638	25 - 02 - 104 - 047 - 0000	\$ 6,326	\$14,612.00
639	25 - 02 - 104 - 048 - 0000	\$ 6,279	\$14,503.00
640	25 - 02 - 104 - 049 - 0000	\$ 6,374	\$14,723.00
641	25 - 02 - 104 - 050 - 0000	\$ 70,886	\$163,732.00
642	25 - 02 - 105 - 001 - 0000	\$ 8,762	\$20,238.00
643	25 - 02 - 105 - 002 - 0000	\$ 9,889	\$22,842.00
644	25 - 02 - 105 - 003 - 0000	\$ 9,037	\$20,874.00
645	25 - 02 - 105 - 004 - 0000	\$ 39,603	\$91,475.00
646	25 - 02 - 105 - 005 - 0000	\$ 39,603	\$91,475.00
647	25 - 02 - 105 - 006 - 0000	\$ 67,318	\$155,491.00
648	25 - 02 - 105 - 007 - 0000	\$ 23,601	\$54,514.00
649	25 - 02 - 105 - 008 - 0000	\$ 23,601	\$54,514.00
650	25 - 02 - 105 - 009 - 0000	\$ 43,724	\$100,994.00
651	25 - 02 - 106 - 001 - 0000	\$ 58,465	\$135,042.00
652	25 - 02 - 106 - 002 - 0000	\$ 59,527	\$137,495.00
653	25 - 02 - 106 - 003 - 0000	\$ 10,238	\$23,648.00
654	25 - 02 - 106 - 004 - 0000	\$ 9,015	\$20,823.00
655	25 - 02 - 106 - 043 - 0000	\$ 78,855	\$182,139.00
656	25 - 02 - 106 - 044 - 0000	\$ 56,584	\$130,698.00

**Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)**

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
657	25 - 02 - 107 - 001 - 0000	\$ 74,593	\$172,295.00
658	25 - 02 - 107 - 002 - 0000	\$ 57,860	\$133,645.00
659	25 - 02 - 107 - 003 - 0000	\$ 57,967	\$133,892.00
660	25 - 02 - 107 - 005 - 0000	\$ 51,196	\$118,253.00
661	25 - 02 - 107 - 034 - 0000	\$ 6,342	\$14,649.00
662	25 - 02 - 107 - 035 - 0000	\$ 6,316	\$14,589.00
663	25 - 02 - 107 - 036 - 0000	\$ 6,388	\$14,755.00
664	25 - 02 - 107 - 037 - 0000	\$ 6,316	\$14,589.00
665	25 - 02 - 107 - 038 - 0000	\$ 6,362	\$14,695.00
666	25 - 02 - 111 - 001 - 0000	\$ 71,532	\$165,225.00
667	25 - 02 - 111 - 002 - 0000	\$ 61,639	\$142,374.00
668	25 - 02 - 111 - 003 - 0000	\$ 25,139	\$58,066.00
669	25 - 02 - 111 - 004 - 0000	\$ 58,369	\$134,821.00
670	25 - 02 - 111 - 005 - 0000	\$ 73,499	\$169,768.00
671	25 - 02 - 112 - 001 - 0000	EX	EX
672	25 - 02 - 112 - 002 - 0000	EX	EX
673	25 - 02 - 112 - 003 - 0000	EX	EX
674	25 - 02 - 112 - 004 - 0000	\$ 12,152	\$28,069.00
675	25 - 02 - 112 - 005 - 0000	\$ 39,901	\$92,163.00
676	25 - 02 - 112 - 006 - 0000	EX	EX
677	25 - 02 - 300 - 001 - 0000	\$ 14,106	\$32,582.00
678	25 - 02 - 300 - 002 - 0000	\$ 9,450	\$21,828.00
679	25 - 02 - 300 - 003 - 0000	\$ 2,876	\$6,643.00
680	25 - 02 - 300 - 004 - 0000	\$ 80,320	\$185,523.00
681	25 - 02 - 300 - 005 - 0000	EX	EX
682	25 - 02 - 300 - 006 - 0000	\$ 70,504	\$162,850.00
683	25 - 02 - 300 - 007 - 0000	\$ 81,456	\$188,147.00
684	25 - 02 - 300 - 030 - 0000	\$ 6,417	\$14,822.00
685	25 - 02 - 300 - 031 - 0000	\$ 6,537	\$15,099.00
686	25 - 02 - 300 - 032 - 0000	\$ 6,537	\$15,099.00
687	25 - 02 - 300 - 033 - 0000	\$ 6,513	\$15,044.00
688	25 - 02 - 300 - 034 - 0000	\$ 6,410	\$14,806.00
689	25 - 02 - 300 - 035 - 0000	\$ 6,438	\$14,870.00
690	25 - 02 - 300 - 036 - 0000	\$ 6,438	\$14,870.00
691	25 - 02 - 300 - 037 - 0000	\$ 6,438	\$14,870.00
692	25 - 02 - 300 - 038 - 0000	\$ 6,526	\$15,074.00
693	25 - 02 - 300 - 039 - 0000	\$ 6,556	\$15,143.00
694	25 - 02 - 300 - 040 - 0000	\$ 6,424	\$14,838.00
695	25 - 02 - 300 - 041 - 0000	\$ 6,424	\$14,838.00
696	25 - 02 - 300 - 042 - 0000	\$ 6,424	\$14,838.00
697	25 - 02 - 300 - 043 - 0000	\$ 6,424	\$14,838.00

**Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)**

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
698	25 - 02 - 300 - 044 - 0000	\$ 6,453	\$14,905.00
699	25 - 02 - 300 - 045 - 0000	\$ 6,432	\$14,857.00
700	25 - 02 - 300 - 046 - 0000	\$ 6,473	\$14,951.00
701	25 - 02 - 300 - 047 - 0000	\$ 6,438	\$14,870.00
702	25 - 02 - 300 - 048 - 0000	\$ 6,438	\$14,870.00
703	25 - 02 - 300 - 049 - 0000	\$ 6,494	\$15,000.00
704	25 - 02 - 300 - 050 - 0000	\$ 6,414	\$14,815.00
705	25 - 02 - 300 - 051 - 0000	\$ 6,438	\$14,870.00
706	25 - 02 - 300 - 052 - 0000	\$ 6,540	\$15,106.00
707	25 - 02 - 300 - 053 - 0000	\$ 6,468	\$14,940.00
708	25 - 02 - 300 - 054 - 0000	\$ 6,438	\$14,870.00
709	25 - 02 - 300 - 055 - 0000	\$ 5,758	\$13,300.00
710	25 - 02 - 300 - 056 - 0000	\$ 6,444	\$14,884.00
711	25 - 02 - 300 - 057 - 0000	\$ 6,438	\$14,870.00
712	25 - 02 - 300 - 058 - 0000	\$ 6,465	\$14,933.00
713	25 - 02 - 300 - 059 - 0000	\$ 6,438	\$14,870.00
714	25 - 02 - 300 - 060 - 0000	\$ 6,468	\$14,940.00
715	25 - 02 - 300 - 061 - 0000	\$ 6,451	\$14,901.00
716	25 - 02 - 300 - 062 - 0000	\$ 6,834	\$15,785.00
717	25 - 02 - 300 - 063 - 0000	\$ 6,876	\$15,882.00
718	25 - 02 - 300 - 064 - 0000	\$ 6,723	\$15,529.00
719	25 - 02 - 300 - 065 - 0000	\$ 6,727	\$15,538.00
720	25 - 02 - 300 - 066 - 0000	\$ 6,734	\$15,554.00
721	25 - 02 - 307 - 006 - 0000	\$ 3,854	\$8,902.00
722	25 - 02 - 307 - 007 - 0000	EX	EX
723	25 - 02 - 307 - 008 - 0000	EX	EX
724	25 - 02 - 307 - 009 - 0000	EX	EX
725	25 - 02 - 307 - 010 - 0000	\$ 25,649	\$59,244.00
726	25 - 02 - 307 - 011 - 0000	\$ 61,571	\$142,217.00
727	25 - 02 - 307 - 012 - 0000	\$ 6,838	\$15,794.00
728	25 - 02 - 307 - 032 - 1001	\$ 4,607	\$10,641.00
729	25 - 02 - 307 - 032 - 1002	\$ 4,607	\$10,641.00
730	25 - 02 - 307 - 032 - 1003	\$ 4,863	\$11,233.00
731	25 - 02 - 307 - 032 - 1004	\$ 4,863	\$11,233.00
732	25 - 02 - 307 - 032 - 1005	\$ 4,620	\$10,671.00
733	25 - 02 - 307 - 032 - 1006	\$ 4,863	\$11,233.00
734	25 - 02 - 307 - 032 - 1007	\$ 4,863	\$11,233.00
735	25 - 02 - 307 - 032 - 1008	\$ 4,863	\$11,233.00
736	25 - 02 - 307 - 032 - 1009	\$ 4,863	\$11,233.00
737	25 - 02 - 307 - 032 - 1010	\$ 4,863	\$11,233.00
738	25 - 02 - 307 - 033 - 1001	\$ 3,996	\$9,230.00

**Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)**

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
739	25 - 02 - 307 - 033 - 1002	\$ 4,308	\$9,951.00
740	25 - 02 - 307 - 033 - 1003	\$ 4,470	\$10,325.00
741	25 - 02 - 307 - 033 - 1004	\$ 4,547	\$10,503.00
742	25 - 02 - 307 - 033 - 1005	\$ 4,547	\$10,503.00
743	25 - 02 - 307 - 033 - 1006	\$ 4,547	\$10,503.00
744	25 - 02 - 307 - 033 - 1007	\$ 4,547	\$10,503.00
745	25 - 02 - 307 - 033 - 1008	\$ 4,547	\$10,503.00
746	25 - 02 - 307 - 033 - 1009	\$ 4,547	\$10,503.00
747	25 - 02 - 307 - 033 - 1010	\$ 4,547	\$10,503.00
748	25 - 02 - 307 - 034 - 1001	\$ 3,323	\$7,675.00
749	25 - 02 - 307 - 034 - 1002	\$ 3,497	\$8,077.00
750	25 - 02 - 307 - 034 - 1003	\$ 3,190	\$7,368.00
751	25 - 02 - 307 - 034 - 1004	\$ 3,497	\$8,077.00
752	25 - 02 - 307 - 034 - 1005	\$ 3,497	\$8,077.00
753	25 - 02 - 307 - 034 - 1006	\$ 3,497	\$8,077.00
754	25 - 02 - 307 - 034 - 1007	\$ 3,497	\$8,077.00
755	25 - 02 - 307 - 034 - 1008	\$ 3,497	\$8,077.00
756	25 - 02 - 307 - 034 - 1009	\$ 3,497	\$8,077.00
757	25 - 02 - 307 - 034 - 1010	\$ 3,497	\$8,077.00
758	25 - 02 - 307 - 034 - 1011	\$ 3,323	\$7,675.00
759	25 - 02 - 307 - 034 - 1012	\$ 3,497	\$8,077.00
760	25 - 02 - 307 - 034 - 1013	\$ 3,497	\$8,077.00
761	25 - 02 - 307 - 034 - 1014	\$ 3,323	\$7,675.00
762	25 - 02 - 307 - 034 - 1015	\$ 3,497	\$8,077.00
763	25 - 02 - 307 - 034 - 1016	\$ 3,497	\$8,077.00
764	25 - 02 - 307 - 034 - 1017	\$ 3,497	\$8,077.00
765	25 - 02 - 307 - 034 - 1018	\$ 3,497	\$8,077.00
766	25 - 02 - 307 - 034 - 1019	\$ 3,497	\$8,077.00
767	25 - 02 - 307 - 034 - 1020	\$ 3,497	\$8,077.00
768	25 - 02 - 315 - 001 - 0000	\$ 51,531	\$119,026.00
769	25 - 02 - 315 - 002 - 0000	\$ 6,050	\$13,974.00
770	25 - 02 - 315 - 003 - 0000	\$ 10,212	\$23,588.00
771	25 - 02 - 315 - 004 - 0000	\$ 3,025	\$6,987.00
772	25 - 02 - 315 - 008 - 0000	EX	EX
773	25 - 02 - 315 - 009 - 0000	\$ 14,781	\$34,141.00
774	25 - 02 - 315 - 010 - 0000	\$ 9,705	\$22,417.00
775	25 - 02 - 315 - 011 - 0000	\$ 3,025	\$6,987.00
776	25 - 02 - 315 - 012 - 0000	EX	EX
777	25 - 02 - 315 - 013 - 0000	\$ 2,994	\$6,916.00
778	25 - 02 - 315 - 014 - 0000	\$ 3,025	\$6,987.00
779	25 - 02 - 315 - 015 - 0000	\$ 3,025	\$6,987.00

**Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)**

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
780	25 - 02 - 315 - 018 - 0000	\$ 9,446	\$21,818.00
781	25 - 02 - 315 - 019 - 0000	\$ 48,000	\$110,870.00
782	25 - 02 - 315 - 023 - 0000	EX	EX
783	25 - 02 - 315 - 024 - 0000	EX	EX
784	25 - 02 - 315 - 025 - 0000	\$ 26,267	\$60,672.00
785	25 - 02 - 318 - 005 - 0000	EX	EX
786	25 - 02 - 318 - 006 - 0000	\$ 14,476	\$33,437.00
787	25 - 02 - 318 - 007 - 0000	EX	EX
788	25 - 02 - 318 - 033 - 0000	\$ 3,365	\$7,772.00
789	25 - 02 - 318 - 034 - 0000	\$ 2,552	\$5,895.00
790	25 - 03 - 203 - 001 - 0000	\$ 7,423	\$17,146.00
791	25 - 03 - 203 - 002 - 0000	\$ 7,032	\$16,243.00
792	25 - 03 - 203 - 003 - 0000	\$ 7,423	\$17,146.00
793	25 - 03 - 203 - 004 - 0000	\$ 7,423	\$17,146.00
794	25 - 03 - 203 - 005 - 0000	\$ 7,372	\$17,028.00
795	25 - 03 - 203 - 006 - 0000	\$ 8,118	\$18,751.00
796	25 - 03 - 203 - 007 - 0000	\$ 6,648	\$15,356.00
797	25 - 03 - 203 - 008 - 0000	\$ 9,386	\$21,680.00
798	25 - 03 - 203 - 009 - 0000	\$ 17,393	\$40,174.00
799	25 - 03 - 203 - 010 - 0000	\$ 17,393	\$40,174.00
800	25 - 03 - 203 - 011 - 0000	\$ 38,110	\$88,026.00
801	25 - 03 - 203 - 012 - 0000	\$ 16,959	\$39,172.00
802	25 - 03 - 203 - 013 - 0000	\$ 6,982	\$16,127.00
803	25 - 03 - 203 - 035 - 0000	\$ 59,510	\$137,456.00
804	25 - 03 - 203 - 036 - 0000	\$ 71,202	\$164,462.00
805	25 - 03 - 203 - 037 - 0000	\$ 18,420	\$42,547.00
806	25 - 03 - 203 - 038 - 0000	\$ 3,025	\$6,987.00
807	25 - 03 - 203 - 039 - 0000	\$ 3,025	\$6,987.00
808	25 - 03 - 203 - 040 - 0000	\$ 3,025	\$6,987.00
809	25 - 03 - 203 - 041 - 0000	\$ 3,025	\$6,987.00
810	25 - 03 - 203 - 042 - 0000	\$ 3,025	\$6,987.00
811	25 - 03 - 203 - 043 - 0000	\$ 6,921	\$15,986.00
812	25 - 03 - 203 - 044 - 0000	\$ 67,477	\$155,858.00
813	25 - 03 - 207 - 030 - 0000	\$ 38,929	\$89,918.00
814	25 - 03 - 207 - 031 - 0000	\$ 3,025	\$6,987.00
815	25 - 03 - 207 - 032 - 0000	\$ 2,768	\$6,394.00
816	25 - 03 - 207 - 033 - 0000	\$ 3,025	\$6,987.00
817	25 - 03 - 207 - 034 - 0000	\$ 3,025	\$6,987.00
818	25 - 03 - 207 - 035 - 0000	\$ 9,605	\$22,186.00
819	25 - 03 - 207 - 036 - 0000	\$ 34,225	\$79,053.00
820	25 - 03 - 207 - 037 - 0000	\$ 24,329	\$56,195.00

**Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)**

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
821	25 - 03 - 207 - 038 - 0000	\$ 19,808	\$45,753.00
822	25 - 03 - 207 - 039 - 0000	\$ 16,661	\$38,484.00
823	25 - 03 - 211 - 029 - 0000	\$ 11,592	\$26,775.00
824	25 - 03 - 211 - 030 - 0000	\$ 13,362	\$30,864.00
825	25 - 03 - 211 - 035 - 0000	\$ 13,623	\$31,466.00
826	25 - 03 - 211 - 036 - 0000	\$ 2,904	\$6,708.00
827	25 - 03 - 211 - 037 - 0000	\$ 7,957	\$18,379.00
828	25 - 03 - 211 - 038 - 0000	\$ 7,957	\$18,379.00
829	25 - 03 - 211 - 039 - 0000	\$ 9,710	\$22,428.00
830	25 - 03 - 211 - 042 - 0000	\$ 50,132	\$115,795.00
831	25 - 03 - 211 - 043 - 0000	\$ 57,750	\$133,391.00
832	25 - 03 - 215 - 030 - 0000	\$ 11,236	\$25,953.00
833	25 - 03 - 215 - 031 - 0000	\$ 5,585	\$12,900.00
834	25 - 03 - 215 - 032 - 0000	\$ 5,776	\$13,341.00
835	25 - 03 - 215 - 033 - 0000	\$ 5,157	\$11,912.00
836	25 - 03 - 215 - 038 - 0000	EX	EX
837	25 - 03 - 215 - 039 - 0000	EX	EX
838	25 - 03 - 215 - 040 - 0000	\$ 2,620	\$6,052.00
839	25 - 03 - 215 - 044 - 0000	EX	EX
840	25 - 03 - 219 - 032 - 0000	\$ 12,696	\$29,325.00
841	25 - 03 - 219 - 033 - 0000	\$ 2,904	\$6,708.00
842	25 - 03 - 219 - 034 - 0000	EX	EX
843	25 - 03 - 219 - 035 - 0000	\$ 19,797	\$45,727.00
844	25 - 03 - 219 - 036 - 0000	EX	EX
845	25 - 03 - 219 - 037 - 0000	\$ 11,338	\$26,189.00
846	25 - 03 - 219 - 038 - 0000	\$ 9,897	\$22,860.00
847	25 - 03 - 219 - 039 - 0000	EX	EX
848	25 - 03 - 219 - 040 - 0000	\$ 5,929	\$13,695.00
849	25 - 03 - 223 - 035 - 0000	\$ 20,689	\$47,787.00
850	25 - 03 - 223 - 036 - 0000	\$ 15,438	\$35,659.00
851	25 - 03 - 223 - 037 - 0000	\$ 24,370	\$56,290.00
852	25 - 03 - 223 - 038 - 0000	EX	EX
853	25 - 03 - 223 - 039 - 0000	EX	EX
854	25 - 03 - 223 - 040 - 0000	EX	EX
855	25 - 03 - 223 - 041 - 0000	\$ 22,895	\$52,883.00
856	25 - 03 - 223 - 042 - 0000	\$ 10,397	\$24,015.00
857	25 - 03 - 223 - 043 - 0000	\$ 11,742	\$27,122.00
858	25 - 03 - 227 - 032 - 0000	\$ 6,300	\$14,552.00
859	25 - 03 - 227 - 033 - 0000	\$ 5,302	\$12,247.00
860	25 - 03 - 227 - 034 - 0000	\$ 21,411	\$49,455.00
861	25 - 03 - 227 - 035 - 0000	\$ 10,556	\$24,382.00

**Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)**

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
862	25 - 03 - 227 - 036 - 0000	\$ 14,625	\$33,781.00
863	25 - 03 - 227 - 037 - 0000	\$ 9,256	\$21,380.00
864	25 - 03 - 227 - 040 - 0000	\$ 18,587	\$42,932.00
865	25 - 03 - 231 - 025 - 0000	EX	EX
866	25 - 03 - 231 - 026 - 0000	EX	EX
867	25 - 03 - 231 - 030 - 0000	EX	EX
868	25 - 03 - 231 - 031 - 0000	EX	EX
869	25 - 03 - 231 - 032 - 0000	EX	EX
870	25 - 03 - 231 - 033 - 0000	EX	EX
871	25 - 03 - 231 - 034 - 0000	EX	EX
872	25 - 03 - 231 - 035 - 0000	EX	EX
873	25 - 03 - 231 - 041 - 0000	\$ 98,592	\$227,728.00
874	25 - 03 - 403 - 029 - 0000	\$ 30,666	\$70,832.00
875	25 - 03 - 403 - 030 - 0000	\$ 2,640	\$6,098.00
876	25 - 03 - 403 - 031 - 0000	\$ 3,190	\$7,368.00
877	25 - 03 - 403 - 032 - 0000	EX	EX
878	25 - 03 - 403 - 039 - 0000	\$ 135,000	\$311,823.00
879	25 - 03 - 407 - 030 - 0000	\$ 22,103	\$51,054.00
880	25 - 03 - 407 - 031 - 0000	EX	EX
881	25 - 03 - 407 - 040 - 0000	\$ 173,250	\$400,173.00
882	25 - 03 - 411 - 030 - 0000	\$ 64,391	\$148,730.00
883	25 - 03 - 411 - 031 - 0000	\$ 10,801	\$24,948.00
884	25 - 03 - 411 - 032 - 0000	\$ 9,496	\$21,934.00
885	25 - 03 - 411 - 033 - 0000	\$ 32,205	\$74,387.00
886	25 - 03 - 411 - 034 - 0000	\$ 9,836	\$22,719.00
887	25 - 03 - 411 - 035 - 0000	\$ 3,784	\$8,740.00
888	25 - 03 - 411 - 036 - 0000	\$ 9,052	\$20,908.00
889	25 - 03 - 411 - 037 - 0000	\$ 10,313	\$23,821.00
890	25 - 03 - 416 - 031 - 0000	\$ 5,440	\$12,565.00
891	25 - 03 - 416 - 032 - 0000	\$ 9,493	\$21,927.00
892	25 - 03 - 416 - 033 - 0000	\$ 13,734	\$31,723.00
893	25 - 03 - 416 - 034 - 0000	\$ 24,552	\$56,710.00
894	25 - 03 - 416 - 035 - 0000	EX	EX
895	25 - 03 - 416 - 036 - 0000	EX	EX
896	25 - 03 - 416 - 037 - 0000	EX	EX
897	25 - 03 - 416 - 038 - 0000	\$ 3,652	\$8,435.00
898	25 - 03 - 416 - 039 - 0000	\$ 1,848	\$4,269.00
899	25 - 03 - 416 - 040 - 0000	\$ 3,652	\$8,435.00
900	25 - 03 - 423 - 016 - 0000	\$ 10,246	\$23,666.00
901	25 - 03 - 423 - 017 - 0000	EX	EX
902	25 - 03 - 423 - 018 - 0000	EX	EX

**Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)**

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
903	25 - 03 - 423 - 019 - 0000	\$ 18,835	\$43,505.00
904	25 - 03 - 423 - 020 - 0000	\$ 2,593	\$5,989.00
905	25 - 03 - 423 - 021 - 0000	\$ 9,258	\$21,384.00
906	25 - 03 - 423 - 022 - 0000	\$ 9,454	\$21,837.00
907	25 - 03 - 423 - 023 - 0000	\$ 2,593	\$5,989.00
908	25 - 03 - 423 - 024 - 0000	EX	EX
909	25 - 03 - 423 - 025 - 0000	\$ 2,593	\$5,989.00
910	25 - 03 - 423 - 026 - 0000	\$ 22,527	\$52,033.00
911	25 - 03 - 423 - 027 - 0000	\$ 63,342	\$146,307.00
912	25 - 03 - 423 - 028 - 0000	\$ 36,783	\$84,961.00
913	25 - 03 - 423 - 034 - 0000	EX	EX
914	25 - 03 - 423 - 035 - 0000	EX	EX
915	25 - 03 - 424 - 004 - 0000	\$ 13,491	\$31,162.00
916	25 - 03 - 424 - 005 - 0000	\$ 50,789	\$117,312.00
917	25 - 03 - 424 - 006 - 0000	EX	EX
918	25 - 03 - 424 - 007 - 0000	EX	EX
919	25 - 03 - 426 - 019 - 0000	\$ 35,695	\$82,448.00
920	25 - 03 - 433 - 024 - 0000	\$ 4,930	\$11,387.00
921	25 - 03 - 433 - 025 - 0000	\$ 17,289	\$39,934.00
922	25 - 03 - 500 - 003 - 0000	EX	EX
923	25 - 03 - 501 - 003 - 0000	EX	EX

\*2001 Equalization Factor = 2.3098                      \$ 23,472,956    \$ 54,217,840

EX = Exempt Tax Parcels that register no value

CITY OF CHICAGO  
JOINT REVIEW BOARD

Report of proceedings of hearings  
before the City of Chicago, Joint Review  
Board held on August 2, 2002, at 10:10 a.m.  
City Hall, Room 1003A, Conference Room,  
Chicago, Illinois, and presided over by  
Mr. Mark Thomas.

PRESENT:

MR. MARK THOMAS, CHAIRMAN  
MR. LUIS MARTINEZ  
MS. KAY KOSMAL  
MS. CYNTHIA EVANGELISTI  
MS. SUSAN MAREK

REPORTED BY: Accurate Reporting Service  
200 N. LaSalle Street  
Chicago, Illinois  
By: Jack Artstein, C.S.R.

ACCURATE REPORTING SERVICE (312) 263-0052

1 MR. THOMAS: For the record, my name  
2 is Mark Thomas. I am a representative of the  
3 Chicago Park District which, under Section  
4 11-74.4-5 of the Tax Increment Allocation  
5 Redevelopment Act, is one of the statutorily  
6 designated members of the Joint Review  
7 Board. Until election of a Chairperson, I  
8 will moderate the Joint Review Board  
9 meetings.

10 For the record, there will be  
11 four meetings of the Joint Review Board. One  
12 to review the proposed Madden/Wells Tax  
13 Increment Financing District. One to review  
14 the proposed Commercial Avenue Tax Increment  
15 Financing District. One to review the  
16 proposed 87th/Cottage Grove Tax Increment  
17 Financing District. And one to review the  
18 proposed 119th/I-57 Tax Increment Financing  
19 District.

20 The first meeting will be for  
21 Madden/Wells. The date of the Madden/Wells  
22 meeting was announced at and set by the  
23 Community Development Commission of the City  
24 of Chicago at its meeting of July 9th, 2002.

1                   Notice of the Madden/Wells  
2           meeting of the Joint Review Board was also  
3           provided by certified mail to each taxing  
4           district represented on the board which  
5           includes the Chicago Board of Education, the  
6           Chicago Community Colleges, District 508,  
7           the Chicago Park District, Cook County, and  
8           the City of Chicago and the public member.  
9           Public notice of this meeting was also posted  
10          as of Wednesday, July 31st, 2002 in various  
11          locations throughout City Hall.

12                   When a proposed redevelopment  
13          plan will result in displacement of  
14          residents from ten or more inhabited  
15          residential units or include 75 or more  
16          inhabited residential units, the TIF Act  
17          requires that the public member of the Joint  
18          Review Board must reside in the proposed  
19          redevelopment project area.

20                   In addition, if a municipality's  
21          Housing Impact Study determines that the  
22          majority of residential units in the  
23          proposed redevelopment project area are  
24          occupied by very low, low or moderate income

1 households as defined in Section 3 of the  
2 Illinois Affordable Housing Act, the public  
3 member must be a person who resides in very  
4 low, low or moderate income housing with the  
5 proposed redevelopment project area.

6 With us is Eunice Grossman?

7 Okay, I'm sorry. And what's your name, sir?

8 MR. SQUARE: Leroy Square.

9 MR. THOMAS: Square as in not circle,  
10 right?

11 MR. SQUARE: Right.

12 MR. THOMAS: And are you familiar  
13 with the boundaries of the proposed  
14 Madden/Wells Tax Increment Financing  
15 redevelopment project area?

16 MR. SQUARE: Yes, I am.

17 MR. THOMAS: And what's the address  
18 of your primary residence?

19 MR. SQUARE: 3817 South Vincennes.

20 MR. THOMAS: And is such address  
21 within the boundaries of the proposed  
22 Madden/Wells Tax Increment Financing  
23 redevelopment project area?

24 MR. SQUARE: Yes.

1           MR. THOMAS: Have you provided  
2           representatives of the City of Chicago's  
3           Department of Planning and Development with  
4           accurate information concerning your income  
5           and the income of any other members of the  
6           household residing at such address?

7           MR. SQUARE: Yes.

8           MR. THOMAS: And based on the  
9           information provided to you by the  
10          Department of Planning and Development  
11          regarding applicable income level for very  
12          low, low and moderate income household, do  
13          you qualify as a member of a very low, low or  
14          moderate income household?

15          MR. SQUARE: Yes.

16          MR. THOMAS: Mr. Square, are you  
17          willing to serve as the public member for the  
18          Joint Review Board for the Madden/Wells Tax  
19          Increment Financing redevelopment project  
20          area?

21          MR. SQUARE: Yes.

22          MR. THOMAS: I'll entertain a  
23          motion -- sorry. Leroy Square will be  
24          selected as the public member.

1                   Is there a motion?

2                   PARTICIPANT:    So moved.

3                   MR. THOMAS:    Is there a second?

4                   MS. KOSMAL:    Second.

5                   MR. THOMAS:    All in favor, please  
6                   vote by saying aye.

7                                (Chorus of ayes.)

8                   MR. THOMAS:    And all opposed, please  
9                   vote by saying no.

10                               (No audible response.)

11                   MR. THOMAS:    Let the record reflect  
12                   that Leroy Square has been selected as the  
13                   public member for the Madden/Wells Tax  
14                   Increment Financing redevelopment project  
15                   area.

16                               Next order of business is to  
17                   select a Chairperson for this Joint Review  
18                   Board.

19                               Are there any nominations?

20                   PARTICIPANT:    I will nominate Mark  
21                   Thomas.

22                   MR. THOMAS:    Is there a second for  
23                   the nomination?

24                   MS. KOSMAL:    I'll second.

1 MR. THOMAS: Are there any other  
2 nominations?

3 (No audible response.)

4 MR. THOMAS: Let the record reflect  
5 that there were no other nominations.

6 All in favor of the nomination,  
7 please vote by saying aye.

8 (Chorus of ayes.)

9 MR. THOMAS: All opposed, please vote  
10 by saying no.

11 (No audible response.)

12 MR. THOMAS: Let the record reflect  
13 that Mark Thomas has been elected as  
14 Chairperson and will now serve as the  
15 Chairperson for the remainder of the  
16 meeting.

17 As I mentioned, at this meeting  
18 we'll be reviewing a plan for the  
19 Madden/Wells TIF District proposed by the  
20 City of Chicago. Staff of the City's  
21 Planning and Development Department along  
22 with other departments have reviewed this  
23 plan which was introduced to the City's  
24 Community Development Commission on

1 July 9th, 2002.

2 We will listen to a presentation  
3 by the consultant on the plan. Following the  
4 presentation, you can address any questions  
5 that the members might have for the  
6 consultant or City staff.

7 The recent amendment to the TIF  
8 Act requires us to base our recommendation to  
9 approve or disapprove the Madden/Wells plan  
10 and the designation of the Madden/Wells TIF  
11 area on the basis of the area in the plan  
12 satisfying the plan requirements, the  
13 eligibility criteria defined in the TIF Act  
14 and objectives of the TIF Act.

15 If the Board approves the plan  
16 and the designation of the area, the Board  
17 will then issue an advisory, nonbinding  
18 recommendation by the vote of the majority of  
19 those members present and voting. Such  
20 recommendation shall be submitted to the  
21 City within 30 days after the Board meeting.  
22 Failure to submit such a recommendation  
23 shall be deemed to constitute approval by the  
24 Board.

1                   If the Board disapproves the plan  
2                   and the designation of the area, the Board  
3                   must issue a written report describing why  
4                   the plan and area fail to meet one or more of  
5                   the objectives of the TIF Act and both the  
6                   plan requirements and the eligibility  
7                   criteria of the TIF Act. The City will then  
8                   have 30 days to resubmit a revised plan.

9                   The Board and the City must also  
10                  confer during this time to try to resolve the  
11                  issues that led to the Board's disapproval.  
12                  If such issues cannot be resolved or if the  
13                  revised plan is disapproved, the City may  
14                  proceed with the plan; but the plan can be  
15                  approved only with a three-fifths vote of the  
16                  City Council, excluding positions of members  
17                  that are vacant and those members that are  
18                  ineligible to vote because of conflicts of  
19                  interest.

20                  And now we'll have a presentation  
21                  by our consultant Trkla, Pettigrew, Allen  
22                  and Payne.

23                  MR. PETTIGREW: Good morning. My  
24                  name is Jack Pettigrew. I am one of the

1 principals of Trkla, Pettigrew, Allen and  
2 Payne. We're the consulting firm that worked  
3 with the City in preparation of studies and  
4 plans leading to the Madden/Wells proposed  
5 redevelopment project area.

6 With me today are three of my  
7 associates: Lisa Lyon, Ann Maroni and Krista  
8 Kayle. They do the good work that I like to  
9 take credit for. So I get to make the  
10 presentation, but you should know that  
11 they're here to answer questions as well.

12 Just in the way of overall  
13 context, because we frequently make our  
14 presentations focus just on the  
15 redevelopment project area being considered,  
16 I pulled together some basic information.  
17 This is probably more important to me because  
18 I am a life-long resident of the City and  
19 I've experienced some of the disinvestment  
20 that has taken place in many of our  
21 neighborhoods. And I'm still around and I'm  
22 now seeing some of the good investment that's  
23 occurring.

24 Within this general area, we have

1 the, we have several TIFs: 41st and King  
2 Drive, 43rd and Cottage Grove, the lakefront  
3 and Drexel TIFs that have been through the  
4 process, plus the proposed Madden/Wells.  
5 This is an area, as most of you know, has  
6 experienced major disinvestment and an out  
7 migration of families for a period of over 40  
8 years.

9 The TIF projects that I've  
10 identified are going to result with the  
11 completion of development being proposed in  
12 a range of somewhere between 2100 and 2300  
13 new dwelling units. So when we total up the  
14 new residential development within all of  
15 these sub areas that are, you know, actively  
16 in process, it will be a major step toward  
17 the re-establishment of neighborhood in this  
18 area. And I'll give you the advance numbers  
19 on Madden/Wells will be including two phases  
20 of development, somewhere between 1100 and  
21 1300 new dwelling units.

22 As represented by the graphics,  
23 you're all familiar with the boundaries, but  
24 essentially 37th Street on the north.

1 Oakwood and Pershing on the south. The west  
2 right-of-way line of the Metra IC railroad on  
3 the east and Vincennes on the west. This is  
4 an area of approximately 97.6 acres. It  
5 includes both improved property, property  
6 with buildings and other improvements, as  
7 well as vacant property. The overall area as  
8 delineated here, the areas that are shown as  
9 shaded are the vacant land areas.

10 So under the TIF statute, within  
11 an improved area there must be a  
12 demonstration that five or more of some 13  
13 factors set forth in the statute are present  
14 to a meaningful extent and reasonably  
15 distributed throughout the area. And for  
16 vacant land areas, in one of two criteria  
17 must be demonstrated to be met for those  
18 areas to qualify. But a redevelopment  
19 project area can include both improved and  
20 vacant areas as well as conservation areas,  
21 if that be appropriate.

22 So within the improved area, of  
23 the 13 factor, we conducted the typical  
24 series of studies and analyses. We looked at

1 every building from the exterior. Looked at  
2 its condition. Looked at condition of site  
3 improvements. We researched assessed value  
4 history. We reviewed previously prepared  
5 plans and studies. Within that improved  
6 area, nine factors are present. The minimum  
7 requirement is that five factors be present.  
8 Five nonfactors are documented as present to  
9 a meaningful extent and reasonably  
10 distributed throughout the area.

11 And within the vacant areas, the  
12 key criteria is that two or more of the  
13 following factors be present. That includes  
14 obsolete platting, diversity of ownership,  
15 tax delinquencies, deterioration of --  
16 deteriorated conditions in neighboring  
17 areas, the need for environmental cleanup  
18 and declining or lagging assessed value. All  
19 of these areas more than meet that minimum  
20 threshold of two or more criteria being  
21 present.

22 So the five vacant areas qualify  
23 as blighted areas as defined by the statute.  
24 The improved area qualifies as a blighted

1 area as defined by the statute.

2 Anyone have any questions on --  
3 there are other indications of, in addition  
4 to basic eligibility, that represent some of  
5 the disinvestment. 81 percent of the  
6 buildings are deteriorating. 57 vacant  
7 parcels exist. 16 percent of the properties  
8 are tax delinquent in 1999.

9 Over the three-year period 1999  
10 to 2002, the building, the City's Building  
11 Department issued 74 building code  
12 violations to 74 different properties.  
13 One-half of the buildings, over one-half of  
14 the properties, of buildings in the project  
15 area were vacant. That's 65.6 percent.

16 In both the vacant and improved  
17 areas, the growth rate of the equalized  
18 assessed value has lagged behind the  
19 remainder of the City in three of the last  
20 five calendar years. So there's a lack of  
21 private investment on a scale of, to cause a  
22 difference within this area.

23 As I indicated, the plan calls  
24 for residential redevelopment with areas for

1 park and open space and also institutional  
2 uses. Institutional uses being schools and  
3 churches, other uses that would be  
4 appropriate to serve a residential  
5 neighborhood area.

6 The most recent estimates are  
7 that this area, in two phases, would  
8 accommodate 1,084 new dwelling units. But  
9 the development program for the area is not  
10 yet finalized. The first phase is much  
11 closer to being specific. The second phase  
12 could add still additional dwelling units.

13 Assuming that this development  
14 all takes place in a reasonably consistent  
15 time schedule, this area will generate an  
16 estimate of between 35 million and \$48  
17 million in incremental revenue. Now today,  
18 because there is so much public ownership tax  
19 exempt property, the base is very low. So  
20 all of that new development or substantially  
21 all of that new development represents  
22 incremental growth. So the new real estate  
23 tax revenue, that would not otherwise be  
24 available.

1                   And the overall development  
2                   program, through the 23-year life of the TIF,  
3                   could generate as much as 48 million; but  
4                   conservatively, \$35 million in incremental  
5                   revenue. That would be available to support  
6                   activities and improvement within just the  
7                   Madden/Wells area.

8                   The estimated budget in the  
9                   redevelopment plan is set at the lower end of  
10                  the estimated range of incremental revenue.  
11                  That's \$35 million. That includes, and these  
12                  are budgetary allowances for line items,  
13                  recognizing that actual numbers may shift  
14                  from line item to line item.

15                  Analysis, administration studies  
16                  and surveys, one million. Property  
17                  assembly, that's land acquisition including  
18                  site preparation, demolition and  
19                  environmental remediation -- and there are  
20                  problems of environmental pollution that  
21                  will have to be addressed as part of the  
22                  overall program. That's \$18 million.

23                  Rehabilitation of existing  
24                  buildings as well as provision for

1 affordable housing construction, that's five  
2 million. Public works and improvements,  
3 five million. Relocation costs, 1.5  
4 million. Job training and retraining, 1.25  
5 million. Day care services, 1.25 million.  
6 And provision for intrasubsidy to private  
7 developers of \$2 million.

8           The base EAV which is for the  
9 year 2000, for this area as a whole, which is  
10 the total of all of the properties that are  
11 assessed and then equalized is \$1,630,063.  
12 We estimate that with the full development  
13 program and all of those assessment  
14 procedures being consistent with the way  
15 they have been practiced over recent years,  
16 that the equalized assessed value will range  
17 between 36.8 and \$40 million by the year  
18 2025.

19           So the incremental revenue, on a  
20 per year basis, we're estimating that that  
21 would range from approximately \$183,000 in  
22 year three of the implementation. Year three  
23 of the 23-year program. And it would grow to  
24 approximately \$2.8 million by the year 23.

1                   This is an area where there are a  
2                   significant number of occupied housing  
3                   units. So a housing impact study was  
4                   prepared. But any displacement, at least as  
5                   of this plan, is the displacement that will  
6                   take place as a result of the C.H.A.  
7                   redeveloping and stimulating the  
8                   redevelopment of their properties. So there  
9                   are 310 inhabited residential units.

10                   There are other units along the  
11                   eastern edge which would be Lake Park Avenue  
12                   and Ellis that are in private ownership.  
13                   It's possible that some of those units, as  
14                   part of an implementation program, might  
15                   also cause some displacement. There are no  
16                   specific proposals at this time for any of  
17                   that type activity.

18                   That's the overall presentation  
19                   on Madden/Wells. If any of you have any  
20                   questions, we can refer them to all those  
21                   that have the answers.

22                   MS. MAREK: Can you talk a little bit  
23                   about what the proposed housing is going to  
24                   be? Is it going to be single-family homes

1 or --

2 MR. PETTIGREW: Yeah, good question.  
3 I think I have the summary that -- the most  
4 recent, it would be for sale units, 346.  
5 That would include --

6 MS. MAREK: Single-family homes or --

7 MR. PETTIGREW: For sale. Could be  
8 single-family or condominium. 122  
9 affordable units. 204 market rate units.  
10 And there are 20 public housing units in the  
11 for sale category.

12 And rental, 357, well, a total of  
13 736 rental units. 357 public housing. 214  
14 affordable. 167 market rate. Did I do that  
15 correctly?

16 MS. WAYLAND: Yes, for Phase I and  
17 Phase II. But for that -- I'm sorry, I'm  
18 Anne Wayland, the Project Manager for the  
19 Madden/Wells project.

20 But Phase I, I believe your  
21 question was --. Only for Phase I has that  
22 been kind of determined and these townhomes  
23 fit in the two blocks.

24 MR. THOMAS: In terms of current use,

1 parks and open spaces, the land use plan,  
2 that's current, right?

3 MR. PETTIGREW: Yes. That's where  
4 the major improvements have taken place  
5 along Pershing as an access route to Lake  
6 Shore Drive.

7 MR. THOMAS: Is that Oakland Park?

8 MS. WAYLAND: Mandering Park --

9 MS. KOSMAL: What's going on with the  
10 C.H.A. houses that are there? Ida B. Wells  
11 and there's another one, right?

12 MS. WAYLAND: Right. There's Daro,  
13 former Daro which is now down. And Madden  
14 which is -- and Wells which has the five  
15 phases of the entire master plan gets  
16 underway so the residents can be relocated.  
17 And then part of the C.H.A. relocation plan,  
18 they have rights to not be into the  
19 redevelopment.

20 MR. THOMAS: Are there further  
21 questions from the Joint Review Board? If  
22 there's no further questions, I'll entertain  
23 a motion that this Joint Review Board finds  
24 that the proposed redevelopment plan,

1 Madden/Wells Tax Increment Financing  
2 redevelopment project area, satisfies the  
3 redevelopment plan requirements under the  
4 TIF Act, the eligibility criteria defined in  
5 Section 11-74.4-3 of the TIF Act, any  
6 objectives of the TIF Act, and that based on  
7 such findings, approve such proposed plan  
8 and the designation of such area as a  
9 redevelopment project area under the TIF  
10 Act.

11 Is there a motion?

12 MR. MARTINEZ: Motion that we accept  
13 the plan.

14 MR. THOMAS: Is there a second to the  
15 motion?

16 MS. KOSMAL: Second.

17 MR. THOMAS: Is there any further  
18 discussion? If not, all in favor please vote  
19 by saying aye.

20 (Chorus of ayes.)

21 MR. THOMAS: All opposed, please vote  
22 by saying no.

23 (No audible response.)

24 MR. THOMAS: Let the record reflect

1 the Joint Review Board's approval of the  
2 proposed Madden/Wells redevelopment plan,  
3 the designation of the Madden/Wells Tax  
4 Increment Financing redevelopment project  
5 area as a redevelopment project area under  
6 the TIF Act.

7 Is there a motion to adjourn the  
8 Madden/Wells Joint Review Board meeting?

9 MR. MARTINEZ: Make a motion.

10 MR. THOMAS: Is there a second?

11 PARTICIPANTS: Second.

12 MR. THOMAS: All in favor please vote  
13 by saying aye.

14 (Chorus of ayes.)

15 MR. THOMAS: Any opposed, please vote  
16 by saying no.

17 (No audible response.)

18 MR. THOMAS: Let the record reflect  
19 that this Joint Review Board meeting for the  
20 Madden/Wells TIF Act is adjourned.

21 We'll now begin the Commercial  
22 Avenue Joint Review Board meeting. For the  
23 record, my name is Mark Thomas. Maybe I'll  
24 just wait.

1                   For the record, my name is Mark  
2                   Thomas. I'm a representative of the Chicago  
3                   Park District which, under Section 11-74.4-5  
4                   of the Tax Increment Allocation  
5                   Redevelopment Act, is one of the statutorily  
6                   designated members of the Joint Review  
7                   Board. Until election of a Chairperson, I'll  
8                   moderate this Joint Review Board meeting.

9                   This will be a meeting to review  
10                  the proposed Commercial Avenue Tax Increment  
11                  Financing district. The date of this meeting  
12                  was announced at and set by the Community  
13                  Development Commission of the City of  
14                  Chicago at its meeting of July 9th, 2002.

15                  Notice of this meeting of the  
16                  Joint Review Board was also provided by  
17                  certified mail to each taxing district  
18                  represented on the board which includes the  
19                  Chicago Board of Education, the Chicago  
20                  Community Colleges, District 508, the  
21                  Chicago Park District, Cook County, and the  
22                  City of Chicago and the public member.  
23                  Public notice of this meeting was also posted  
24                  as of Wednesday, July 31st, 2002 in various

1 locations throughout City Hall.

2 When a proposed redevelopment  
3 plan will result in the displacement of  
4 residents from ten or more inhabited  
5 residential units or would include 75 or more  
6 inhabited residential units, the TIF Act  
7 requires that the public member of the Joint  
8 Review Board must reside in the proposed  
9 redevelopment project area.

10 In addition, if a municipality's  
11 Housing Impact Study determines that the  
12 majority of residential units in the  
13 proposed redevelopment project area are  
14 occupied by very low, low or moderate income  
15 households as defined in Section 3 of the  
16 Illinois Affordable Housing Act, the public  
17 member must be a person who resides in very  
18 low, low or moderate income housing within  
19 the proposed redevelopment project area.

20 Also with us today is Naomi  
21 Perez. Are you familiar with the boundaries  
22 of the proposed Commercial Avenue Tax  
23 Increment Financing redevelopment project  
24 area?

1 MS. PEREZ: Yes, I am.

2 MR. THOMAS: And what is the address  
3 of your primary residence?

4 MS. PEREZ: 9238 South Eastern.

5 MR. THOMAS: And is such address  
6 within the boundaries of the proposed  
7 Commercial Avenue TIF Increment Financing  
8 redevelopment project?

9 MS. PEREZ: Yes, it is.

10 MR. THOMAS: Have you provided  
11 representatives of the City of Chicago's  
12 Department of Planning and Development with  
13 accurate information concerning your income  
14 and the income of any other members of the  
15 household residing at such address?

16 MS. PEREZ: Yes, I have.

17 MR. THOMAS: And based on the  
18 information provided to you by the  
19 Department of Planning and Development  
20 regarding applicable income level for very  
21 low, low and moderate income household, do  
22 you qualify as a member of a very low, low or  
23 moderate income household?

24 MS. PEREZ: Yes, I do.

1           MR. THOMAS: Miss Perez, are you  
2 willing to serve as the public member for the  
3 Joint Review Board for the Commercial Avenue  
4 Tax Increment Financing redevelopment  
5 project area?

6           MS. PEREZ: Yes.

7           MR. THOMAS: Thank you. I'll  
8 entertain a motion that Naomi Perez be  
9 selected as the public member.

10                   Is there a motion?

11           PARTICIPANT: So moved.

12           MR. THOMAS: Is there a second?

13           PARTICIPANT: Second.

14           MR. THOMAS: All in favor, please  
15 vote by saying aye.

16                   (Chorus of ayes.)

17           MR. THOMAS: All opposed, no.

18                   (No audible response.)

19           MR. THOMAS: Let the record reflect  
20 that Naomi Perez has been selected as the  
21 public member for the Commercial Avenue Tax  
22 Increment Finance redevelopment project  
23 area.

24                   Next order of business is to

1 select a Chairperson for this Joint Review  
2 Board. Are there any nominations?

3 PARTICIPANT: I'll nominate Mark  
4 Thomas.

5 MR. THOMAS: Is there a second for  
6 the nomination?

7 MS. KOSMAL: Second.

8 MR. THOMAS: Are there any other  
9 nominations? Let the record reflect there  
10 were no other nominations.

11 All in favor of the nomination,  
12 please vote by saying aye.

13 (Chorus of ayes.)

14 MR. THOMAS: All opposed, please vote  
15 by saying no.

16 (No audible response.)

17 MR. THOMAS: Let the record reflect  
18 that Mark Thomas has been elected as  
19 Chairperson and will now serve as the  
20 Chairperson for the remainder of the  
21 meeting.

22 As I mentioned, at this meeting  
23 we'll be reviewing a plan for the Commercial  
24 Avenue TIF district proposed by the City of

1 Chicago. Staff of the City's Department of  
2 Planning and Development along with other  
3 departments have reviewed this plan which  
4 was introduced to the City's Community  
5 Development Commission on July 9th, 2002.

6 We will listen to a presentation  
7 by the consultant on the plan. Following the  
8 presentation, you can address any questions  
9 that the members might have for the  
10 consultant or City staff.

11 The recent amendment to the TIF  
12 Act requires us to base our recommendation to  
13 approve or disapprove the Commercial Avenue  
14 plan and the designation of the Commercial  
15 Avenue TIF area on the basis of the area in  
16 the plan satisfying the plan requirements,  
17 the eligibility criteria defined in the TIF  
18 Act and objectives of the TIF Act.

19 If the Board approves the plan  
20 and the designation of the area, the Board  
21 will then issue an advisory, nonbinding  
22 recommendation by the vote of the majority of  
23 those members present and voting. Such  
24 recommendation shall be submitted to the

1 City within 30 days after the Board meeting.  
2 Failure to submit such a recommendation  
3 shall be deemed to constitute approval by the  
4 Board.

5 If the Board disapproves the plan  
6 and the designation of the area, the Board  
7 must issue a written report describing why  
8 the plan and area fail to meet one or more of  
9 the objectives of the TIF Act and both the  
10 plan requirements and the eligibility  
11 criteria of the TIF Act. The City will then  
12 have 30 days to resubmit a revised plan.

13 The Board and the City must also  
14 confer during this time to try to resolve the  
15 issues that led to the Board's disapproval.  
16 If such issues cannot be resolved or if the  
17 revised plan is disapproved, the City may  
18 proceed with the plan; but the plan can be  
19 approved only with a three-fifths vote of the  
20 City Council, excluding positions of members  
21 that are vacant and those members that are  
22 ineligible to vote because of conflicts of  
23 interest.

24 And now Trkla, Pettigrew, Allen

1 and Payne will give its presentation on the  
2 Commercial Avenue TIF.

3 MS. LYON: Good morning. My name is  
4 Lisa Lyon. I'm a Senior Associate with  
5 Trkla, Pettigrew, Allen and Payne and  
6 company.

7 The Commercial Avenue TIF  
8 process, really the motivation for looking  
9 at this area, you know, probably began 10,  
10 12, 15 years prior to the actual TIF process  
11 that we're going through today. It relates  
12 to the role of the Commercial Avenue area as  
13 a primary business district serving the  
14 southeast side of Chicago.

15 And the things that happened to  
16 these corridors, Commercial Avenue, 83rd,  
17 87th, 95th, South Chicago, 95th and the  
18 southern half of Commercial Avenue really  
19 relate to what is going on as a whole in  
20 these communities which are South Dearing,  
21 South Chicago and Calumet Heights community  
22 areas of the city. Which is a strong  
23 relationship to what was going on with the  
24 steel mills and the strong employment base of

1 this area for worker housing services and  
2 commercial retail services for those workers  
3 that -- working in the plants and other  
4 manufacturing businesses in this area.

5 As those businesses and steel  
6 mills left, the role of the residential areas  
7 as well as the commercial areas slowly  
8 changed. And that -- which brings us to  
9 really present day in terms of its land use  
10 and function within those community areas.

11 I will start with the, sort of  
12 the existing uses and present day conditions  
13 of the project area. Just for official  
14 purposes, it's 83rd Street from Essex to  
15 essentially Escanaba. Commercial Avenue  
16 from 84th to 104th. South Chicago from  
17 Oglesby to, I believe, the rail  
18 right-of-way. 95th from Jeffrey, again, to  
19 the rail rights of way there. And then a few  
20 clusters of blocks, again, sort of the palm  
21 of this four finger tip is 92nd and  
22 Commercial which is really the business  
23 heart and section of the Commercial Avenue  
24 business district. And then some areas east

1 of Commercial Avenue where there's vacant  
2 land and a few blocks west of Commercial  
3 Avenue which is contiguous with some  
4 industrial areas.

5 As you can see by the variety of  
6 colors, really a dense mixed use area, mix of  
7 uses of business, commercial, retail,  
8 community uses, institutional uses, parks,  
9 school, housing, mixed use housing, the  
10 whole variety that you see in most  
11 neighborhoods in the City of Chicago.

12 The project area is large as you  
13 can see. It contains just shy of 400 acres.  
14 579 buildings and 108 full or partial tax  
15 blocks. And that's primarily due to its  
16 shape because you pick up the frontage along  
17 those corridors and you're picking up  
18 portions of many tax blocks as you do that.

19 The findings, in reviewing, doing  
20 the exterior surveys and the analysis of tax  
21 data and doing all the field work, the  
22 finding is that the project really does  
23 qualify as a conservation area. First and  
24 foremost, the threshold criterion for that

1 is that 93 percent of the buildings are 35  
2 years of age or older. And nine of the  
3 thirteen factors set forth in the Act are  
4 present and reasonably distributed  
5 throughout the area. Three are required for  
6 qualification as a conservation area.

7 The types of factors that we  
8 found in the area are obsolescence of  
9 building types and uses, deterioration,  
10 types of -- the land use and layout of many  
11 parcels and properties officially is called  
12 deleterious land use or layout. But if the  
13 way the buildings are situated relative to  
14 their lots and the way businesses do conduct  
15 business today. Are those working? Are  
16 those relationships working? And that's  
17 really the kind of commissions that you find  
18 for that type of deleterious land use or  
19 layout.

20 If they're not working, they're  
21 inhibiting investment. They're inhibiting  
22 property owners from getting tenants, from  
23 doing new contemporary things with their  
24 properties.

1                   In addition to those kind of  
2                   physical features of the area, there are 99  
3                   vacant parcels or sites in the project area,  
4                   which accounts for about 24 percent of the  
5                   net project area acreage. And you can see a  
6                   lot of that which is along the right-of-way  
7                   of 95th, along South Chicago, some of this  
8                   east of Commercial Avenue, and then just  
9                   sprinkled throughout.

10                   It's hard to see probably from  
11                   where you're sitting, but these little white  
12                   things that look like kind of missing teeth  
13                   in the land use, those represent vacant  
14                   parcels. Of the 579 buildings in the project  
15                   area, 69 percent are classified as  
16                   deteriorating. The growth rate in the  
17                   project area's equalized assessed valuation  
18                   is lagged behind that of the City of Chicago  
19                   for four of the last five years and in two of  
20                   those years, there's been a decline.

21                   Thinking about the future, the  
22                   land use plan, the land use plan really  
23                   reinforces the existing development patterns  
24                   of this area. We have four land use plan

1 categories. Mixed use, which is represented  
2 by the red. And you can see that that's the  
3 primary land use type for Commercial Avenue,  
4 83rd, the southern frontage of 95th. The  
5 industrial/commercial category which is  
6 represented in purple is the northern  
7 frontage of 95th and primarily the southern  
8 frontage of Chicago Avenue. Again, that  
9 mimics, in part, some of the vacant  
10 right-of-way areas.

11 Residential, Baltimore and these  
12 yellow blocks sprinkled here and then  
13 clustered really south of 98th Street along  
14 the adjoining blocks and neighborhoods of  
15 Commercial Avenue. Again, that's not a --  
16 that's a point I did not make earlier.

17 The development pattern  
18 surrounding this TIF is really stable,  
19 well-maintained neighborhood areas.  
20 Redevelopment improvements and activities,  
21 there's a \$39 million budget for this TIF  
22 which is based on estimates of new  
23 development that could happen within this  
24 project area based on a range of

1 redevelopment activities that could take  
2 place over the next 23 years.

3 And the types of redevelopment  
4 activities, again, are analysis  
5 administration, 1.5 million; property  
6 assembly, 5 million; rehabilitation  
7 activities, again, there's a lot of existing  
8 buildings, 9 million; public works and  
9 improvements, 15 million; relocation, 1.5;  
10 job training, retraining, 3 million; day  
11 care services, 2 million; and intrasubsidies  
12 for potential developers is 2 million.

13 Sources of funds for that budget,  
14 if we look over the 23-year life span of this  
15 TIF and look at primarily the vacant areas or  
16 clusters along the TIF where there are  
17 perhaps clusters of deteriorating buildings  
18 or vacant parcels, you look at those as  
19 potential development sites. The total EAV  
20 for this TIF in 2000 is 41.9 million. And  
21 the anticipated EAV, based on those types of  
22 redevelopment projects in the vacant areas  
23 and infill development, is anticipated to be  
24 97.5 million by 2025.

1                   Over the next ten years, the  
2           types of development, the amounts of  
3           development that could occur is commercial,  
4           industrial and residential for sale units.  
5           Again, the intent is that those types of uses  
6           happen in -- as the land use plan designates.  
7           And, again, looking primarily at these  
8           vacant infill sites.

9                   The housing impact, there's quite  
10          a bit of varied types of housing in this TIF  
11          district. There's approximately 830  
12          inhabited residential units, including  
13          single-family homes, multi-family buildings  
14          and mixed use buildings. It is a very dense  
15          area of mixed use housing, especially along  
16          Commercial Avenue. Single-family homes,  
17          Baltimore, and then, again, mixed use and  
18          multi-family types of housing sprinkled  
19          throughout the area.

20                   Due to the redevelopment over the  
21          next 23 years, some housing could be  
22          displaced as a result of the redevelopment  
23          plan. But the focus of the redevelopment  
24          activities again is on infill development in

1 vacant or under utilized deteriorating  
2 properties.

3 The acquisition, there is an  
4 acquisition plan with this TIF which is shown  
5 here. Again, in the green, for those of you  
6 who are sitting a little further back,  
7 represents vacant parcels. And the blue are  
8 vacant buildings.

9 The acquisition plan for this TIF  
10 only identifies vacant build -- parcels with  
11 vacant buildings or parcels that are vacant  
12 land. There's also an underlying  
13 acquisition plan in place for this. Not for  
14 this TIF, but through in 1997, 92nd and  
15 Commercial redevelopment plan. And that's  
16 really situated in this area emanating from  
17 92nd and Commercial.

18 So that addresses really some of  
19 the acquisition authority and relates to the  
20 budget item for acquisition. So that's the  
21 sweeping outline of the TIF for eligibility  
22 factors for Commercial Avenue.

23 I'd be happy to answer any  
24 questions.

1 MR. THOMAS: This is Vessimer Park  
2 right here?

3 MS. LYON: Yes. And Pine Park is  
4 right here.

5 MR. THOMAS: I'm assuming that just  
6 east is residential? All that little finger  
7 that juts down?

8 MS. LYON: Here?

9 MR. THOMAS: That's all residential  
10 there?

11 MS. LYON: Yeah.

12 MR. THOMAS: Is there any  
13 anticipation of park redevelopment or field  
14 house -- oh, there's a field house at that  
15 park actually. Is there any anticipation  
16 that of the 15 million public works dollars,  
17 some would go toward park redevelopment at  
18 all? Or is it not that detailed yet?

19 MS. LYON: I don't think it's that  
20 detailed. But there is some anticipation  
21 that there could, you know, potentially be  
22 other spots. You know, if you look at what  
23 I'm pointing at is this little red dot which  
24 is Pine Park. Finding other opportunities

1 like that --

2 MR. THOMAS: A little play lot,  
3 right?

4 MS. LYON: Yeah. To create maybe the  
5 feel of kind of a plaza or open space along  
6 -- yeah, and these are basically corridors.  
7 So you don't have the depth of what would be  
8 like a Vessimer Park style. But that's  
9 intended.

10 MS. MAREK: Do you know what other  
11 TIF districts this is adjacent to?

12 MS. LYON: Uh-huh. The 95th and  
13 Stony TIF district. It is adjacent here.  
14 The South Chicago TIF is adjacent along here.  
15 And then the Lake Calumet is adjacent here  
16 and then again over here.

17 MR. THOMAS: Thank you. Any further  
18 questions from the Board? Thank you. If  
19 there are no further questions, I will  
20 entertain a motion that this Joint Review  
21 Board finds that the proposed redevelopment  
22 plan Commercial Avenue Tax Increment  
23 Financing redevelopment project area  
24 satisfies the redevelopment plan

1 requirements under the TIF Act, the  
2 eligibility criteria defined in Section  
3 11-74.4-3 of the TIF Act, any objectives of  
4 the TIF Act and based on such findings,  
5 approve such proposed plan and the  
6 designation of such area as a redevelopment  
7 project area under the TIF Act.

8 Is there a motion?

9 PARTICIPANT: So moved.

10 MR. THOMAS: Is there a second for  
11 the motion?

12 MR. MARTINEZ: Second.

13 MR. THOMAS: Is there any further  
14 discussion? If not, all in favor, please  
15 vote by saying aye.

16 (Chorus of ayes.)

17 MR. THOMAS: All opposed, please vote  
18 by saying no.

19 (No audible response.)

20 MR. THOMAS: Let the record reflect  
21 that the Joint Review Board's approval of the  
22 proposed Commercial Avenue redevelopment  
23 plan and designation of the Commercial  
24 Avenue Tax Increment Financing redevelopment

1 project area as a redevelopment project area  
2 under the TIF Act.

3 I will now entertain a motion to  
4 adjourn this meeting of the Joint Review  
5 Board. Is there a motion?

6 PARTICIPANT: So moved.

7 MR. THOMAS: Any second?

8 MR. MARTINEZ: Second.

9 MR. THOMAS: Let the record reflect  
10 that this meeting of the Joint Review Board  
11 is adjourned.

12 Let's take a break and jump right  
13 into the next one.

14 (Off the record at 10:50 a.m.)

15 (On the record at 11:10 a.m.)

16 MR. THOMAS: For the record, my name  
17 is Mark Thomas. I'm a representative of the  
18 Chicago Park District which, under Section  
19 11-74.4-5 of the Tax Increment Allocation  
20 Redevelopment Act, is one of the statutorily  
21 designated members of the Joint Review  
22 Board. Until election of a Chairperson, I'll  
23 moderate this Joint Review Board meeting.

24 This will be a meeting to review

1 the proposed 119th/I-57 Tax Increment  
2 Financing District. The date of this meeting  
3 was announced at and set by the Community  
4 Development Commission of the City of  
5 Chicago at its meeting of July 9th, 2002.

6 Notice of this meeting of the  
7 Joint Review Board was also provided by  
8 certified mail to each taxing district  
9 represented on the board which includes the  
10 Chicago Board of Education, the Chicago  
11 Community Colleges, District 508, the  
12 Chicago Park District, Cook County, and the  
13 City of Chicago and the public member.  
14 Public notice of this meeting was also posted  
15 as of Wednesday, July 31st, 2002 in various  
16 locations throughout City Hall.

17 When a proposed redevelopment  
18 plan will result in the displacement of  
19 residents from ten or more inhabited  
20 residential units or would include 75 or more  
21 inhabited residential units, the TIF Act  
22 requires that the public member of the Joint  
23 Review Board must reside in the proposed  
24 redevelopment project area.

1                   In addition, if a municipality's  
2           Housing Impact Study determines that the  
3           majority of residential units in the  
4           proposed redevelopment project area are  
5           occupied by very low, low or moderate income  
6           households as defined in Section 3 of the  
7           Illinois Affordable Housing Act, the public  
8           member must be a person who resides in very  
9           low, low or moderate income housing within  
10          the proposed redevelopment project area.  
11          Also with us today is Miss Aleta M. Cohen.

12                   How are you?

13                   MS. COHEN:    Fine.

14                   MR. THOMAS:   Miss Cohen, are you  
15          familiar with the boundaries of the proposed  
16          119th/I-57 Tax Increment Financing  
17          redevelopment project area?

18                   MS. COHEN:    Yes, I am.

19                   MR. THOMAS:    What is the address of  
20          your primary residence?

21                   MS. COHEN:    1404 West 119th Street.

22                   MR. THOMAS:    And is such address  
23          within the boundaries of the proposed  
24          119th/I-57 Tax Increment financing

1 redevelopment project area?

2 MS. COHEN: Yes, it is.

3 MR. THOMAS: Have you provided  
4 representatives of the City of Chicago's  
5 Department of Planning and Development with  
6 accurate information concerning your income  
7 and the income of any other members of the  
8 household residing at such address?

9 MS. COHEN: Yes, I have.

10 MR. THOMAS: And based on the  
11 information provided to you by the  
12 Department of Planning and Development  
13 regarding applicable income level for very  
14 low, low or moderate income household, do you  
15 qualify as a member of a very low, low or  
16 moderate income household?

17 MS. COHEN: Most definitely.

18 MR. THOMAS: Miss Cohen, are you  
19 willing to serve as the public member for the  
20 Joint Review Board for the 119th/I-57 Tax  
21 Increment Financing redevelopment project  
22 area?

23 MS. COHEN: Yes, I will.

24 MR. THOMAS: Thank you. I will

1 entertain a motion that Aleta M. Cohen be  
2 selected as the public member. Is there a  
3 motion?

4 PARTICIPANT: So moved.

5 MR. THOMAS: Is there a second?

6 PARTICIPANT: Second.

7 MR. THOMAS: All in favor, please  
8 vote by saying aye.

9 (Chorus of ayes.)

10 MR. THOMAS: All opposed, no.

11 (No audible response.)

12 MR. THOMAS: Let the record reflect  
13 that Aleta M. Cohen has been selected as the  
14 public member for the 119th/I-57 Tax  
15 Increment Financing redevelopment project  
16 area.

17 Our next order of business is to  
18 select a Chairperson for this Joint Review  
19 Board. Are there any nominations?

20 PARTICIPANT: I will nominate Mark  
21 Thomas.

22 MR. THOMAS: Is there a second for  
23 the nominations?

24 PARTICIPANT: Second.

1 MR. THOMAS: Are there any other  
2 nominations? Let the record reflect there  
3 are no other nominations. All in favor of  
4 the nomination, please vote by saying aye.

5 (Chorus of ayes.)

6 MR. THOMAS: All opposed, please vote  
7 by saying no.

8 (No audible response.)

9 MR. THOMAS: Let the record reflect  
10 that Mark Thomas has been elected as  
11 Chairperson. I will now serve as the  
12 Chairperson for the remainder of the  
13 meeting.

14 As I mentioned, at this meeting  
15 we'll be reviewing a plan for the 119th/I-57  
16 TIF District proposed by the City of Chicago.  
17 Staff of the City's Department of Planning  
18 and Development along with other departments  
19 have reviewed this plan which was introduced  
20 to the City's Community Development  
21 Commission on July 9th, 2002.

22 We will listen to a presentation  
23 by the consultant on the plan. Following the  
24 presentation, you can address any questions

1 that the members might have for the  
2 consultant or City staff.

3 Recent amendment to the TIF Act  
4 requires us to base our recommendation to  
5 approve or disapprove the 119th/I-57 plan  
6 and the designation of the 119th/I-57 TIF  
7 area on the basis of the area and the plan  
8 satisfying the plan requirements, the  
9 eligibility criteria defined in the TIF Act  
10 and objectives of the TIF Act.

11 If the Board approves the plan  
12 and the designation of the area, the Board  
13 will then issue an advisory non-binding  
14 recommendation by the vote of the majority of  
15 those members present and voting. Such  
16 recommendation shall be submitted to the  
17 City within 30 days after the Board meeting.  
18 Failure to submit such a recommendation  
19 shall be deemed to constitute approval by the  
20 Board.

21 If the Board disapproves the plan  
22 and the designation of the area, the Board  
23 must issue a written report describing why  
24 the plan and area fail to meet one or more of

1 the objectives of the TIF Act and both the  
2 plan requirements and the eligibility  
3 criteria of the TIF Act. The City will then  
4 have 30 days to resubmit a revised plan.

5 The Board and the City must also  
6 confer during this time to try to resolve the  
7 issues that led to the Board's disapproval.  
8 If such issues cannot be resolved or if the  
9 revised plan is disapproved, the City may  
10 proceed with the plan; but the plan can be  
11 approved only with a three-fifths vote of the  
12 City Council, excluding positions of members  
13 that are vacant and those members that are  
14 ineligible to vote because of conflicts of  
15 interest.

16 And now our consultant from  
17 Camiros, Limited.

18 MR. JAMES: My name is William James,  
19 principal with Camiros, Limited. We're the  
20 consulting firm that was hired to prepare  
21 this TIF plan and study.

22 Just to review the boundaries of  
23 the proposed district, it extends from 107th  
24 on the north to 123rd on the south. The

1 western boundary's defined by Vincennes  
2 Avenue which would jog western on 115th  
3 Street then down the railroad tracks. Then  
4 to the east along 119th Street, it jogs  
5 around this existing industrial use down  
6 back to 119th Street eastward to the Ashland  
7 Avenue right-of-way. On southward it passes  
8 around this area of solid residential  
9 development and then goes further south from  
10 123rd along the Metra railroad tracks up  
11 along Loomis back to 120th Street, and then  
12 along the northern -- the alley north of  
13 119th Street to the I-57 right-of-way up to  
14 112th, around the school, then to the  
15 southern frontage of 119th, 111th Street  
16 back along the northern frontage of 111th  
17 Street. And then back up along the  
18 expressway to 107th Street. Those are the  
19 boundaries of the TIF.

20 There are approximately 352 acres  
21 of land within the TIF including  
22 right-of-ways. There are 1240 land parcels  
23 within the TIF. The TIF is primarily within  
24 the Morgan Park community area. A small

1 portion lies within the West Pullman  
2 community area.

3 To the east of this part of the  
4 TIF is the existing west Pullman industrial  
5 TIF. There is also an existing TIF to the  
6 north of 107th Street. I believe that's  
7 called the 107th and Vincennes Tax Increment  
8 District.

9 With respect to the pattern of  
10 existing land use, there's a variety of land  
11 uses currently within the proposed district.  
12 Yellow indicates residential, single-family  
13 residential. Most of the residential within  
14 the proposed boundaries is single-family.  
15 There is some multi-family. The red is  
16 commercial. The pink would be mixed  
17 commercial or residential buildings. The  
18 purple is industrial. Light blue is  
19 institutional. Dark blue is public. The  
20 gray you say see is vacant land, vacant land  
21 including vacant buildings.

22 So you see spread throughout the  
23 whole proposed district is a fairly high  
24 proportion of vacant land. I think the

1 blight and deterioration that exists within  
2 the proposed district is a function of a  
3 couple of factors.

4 One, historically, the freight  
5 railroad attracted a number of uses that were  
6 not conducive to other forms of development  
7 and created some land use conflicts. So we  
8 found that historically there was some  
9 blight and neglect of property along the  
10 freight railroad line.

11 Secondly, when the I-57  
12 expressway was introduced to the area, there  
13 was already an existing pattern of land use.  
14 So a lot of the residential use around the  
15 interchange at 11th Street and higher  
16 traffic volumes made some of the residential  
17 property in this area not attractive any  
18 longer and, therefore, there's been some  
19 deterioration in the residential property  
20 and a transition toward commercial land  
21 uses.

22 In addition, some of the larger  
23 industrial uses that exist within the area  
24 have declined due to obsolescence. And these

1 properties have become vacant. A large  
2 industrial property right at the  
3 intersection of 119th and I-57 in the south  
4 southern tip of the proposed district. There  
5 are almost some industrial and heavy  
6 commercial uses that have fallen into  
7 obsolescence and are vacant and are causing  
8 some deterioration in surrounding  
9 residential properties.

10 This is a map of the existing  
11 zoning within the area. And you can see  
12 large areas of industrial zoning that really  
13 reflects uses that probably are not viable  
14 any longer. The pattern of use has shifted.  
15 And probably the best uses for some of this  
16 industrial property would be commercial or  
17 residential redevelopment.

18 There's also an issue with  
19 respect to the street system. When the  
20 expressway was put in, it created a large  
21 number of dead-end streets, particularly in  
22 the area north of 111th Street, this whole  
23 area. The local circulation system really  
24 doesn't function very well and is not

1       conducive to the maintenance of residential  
2       property within the area. And I think that  
3       has contributed to a lot of the decline in  
4       the residential property within this area.

5               With respect to the eligibility  
6       of this area for designation, we have found  
7       that six of the factors required to be  
8       present for designation are in fact present  
9       to a major extent within the area. And two  
10       factors are present from a minor extent.

11               These are -- the factors that are  
12       present to a major extent include  
13       deterioration. 71 percent of all the tax  
14       blocks within the proposed district exhibit  
15       deterioration to a major extent. The  
16       presence of structures below minimum code  
17       effect 73 percent of all tax blocks.  
18       Excessive vacancies including vacant land  
19       and vacant buildings effect 79 percent of all  
20       of the tax blocks. We've found in addition  
21       that 25 percent of all of the PINS, all the  
22       parcels within the proposed district are  
23       vacant.

24               Deleterious land use and layout

1 effects 56 percent of all tax blocks. Lack  
2 of community planning, particularly as it  
3 relates to the circulation problems and  
4 similar problems within the proposed  
5 district effects 47 percent of the tax  
6 blocks. And stagnant of declining,  
7 equalized assessed value is present  
8 throughout the entire proposed district.

9 Factors that we found present to  
10 a minor extent include dilapidation, 24  
11 percent of all tax blocks. And obsolescence  
12 11 percent of all tax blocks. So, in  
13 summary, the area very much qualifies for  
14 designation as a blighted area.

15 The goals of the proposed  
16 district include providing an orderly  
17 transition from obsolete land uses to more  
18 appropriate land use patterns. As I  
19 mentioned, the industrial property within  
20 the proposed TIF district is no longer viable  
21 and there are better uses, more viable uses  
22 for that property. And the plan seeks to  
23 provide an orderly transition to more  
24 appropriate land uses.

1                   We'd like to create an attractive  
2                   environment that encourages new commercial  
3                   development. This particular property here  
4                   has been the subject of redevelopment  
5                   interest for commercial development among  
6                   developers. And we would like to see an  
7                   environment created where this can become a  
8                   viable commercial development.

9                   In addition, the 111th Street  
10                  frontage and the Monterey frontage which  
11                  provides access to the expressway at this  
12                  interchange makes sense for transition to  
13                  commercial development from residential  
14                  development. We'd like to encourage that.  
15                  We'd like to encourage private investment,  
16                  especially new development on the numerous  
17                  vacant lots within the project area.

18                 Scattered throughout the whole  
19                 project area are vacant lots. And infill  
20                 single-family development is the primary  
21                 form of new development that we'd like to  
22                 encourage within this area. We think the TIF  
23                 can help do that. Encourage the development  
24                 of market rate housing as part of an overall

1 program to create a mixed income  
2 neighborhood.

3 The TIF also can support the  
4 development of new street infrastructure as  
5 part of residential redevelopment to replace  
6 obsolete right-of-way platting to provide  
7 people access to new homes within the area.  
8 That would occur primarily in this area. I  
9 should say that the proposed TIF district has  
10 been the subject of some prior studies.

11 There was the 119th and I-57  
12 redevelopment area designation of that  
13 addressed this area from 123rd Street up to  
14 Edmaire. There was a designation put in  
15 place for redevelopment area for this area.  
16 In addition, there was the Vincennes  
17 corridor community plan and the Vincennes  
18 corridor redevelopment area designation  
19 which extended from 107th down to Waseca. It  
20 did not include this eastern portion of 111th  
21 Street.

22 In those plans, a number of  
23 specific proposals have been made for  
24 redevelopment and improvement of the area.

1 And this plan seeks to follow-up on those  
2 prior plans including the mechanism that  
3 will help carry out those proposals.

4 With respect to acquisition, this  
5 map identifies proposed acquisitions. It  
6 also identifies property already shown on  
7 prior acquisition maps. The blue would be  
8 property that would be added to the  
9 acquisition list through this Tax Increment  
10 designation. The orange indicates  
11 properties that are already on pre-existing  
12 acquisition maps.

13 So what we see is that the prior  
14 acquisition maps take in the areas that were  
15 the subject of the prior redevelopment area  
16 designations. There have been some  
17 additional properties added within these  
18 areas, primarily vacant lots. To the south  
19 here, there is an occupied site that is two  
20 uses. One is an auto body shop and the other  
21 is open material storage.

22 This happens to be the subject of  
23 an active development interest for a  
24 residential development. And some of the

1 property on the acquisition lists in this  
2 area is under contract for that  
3 redevelopment.

4 To the north, obviously, since  
5 this area was not part of any prior  
6 redevelopment area designation, vacant land  
7 and dilapidated buildings within that strip  
8 of 111th Street have been added to the  
9 acquisition map. And there are some  
10 additional properties that take the form of  
11 newly vacant or severely deteriorated  
12 structures that have been added to the  
13 acquisition map in this particular area.

14 The proposed land use plan seeks  
15 to carry out the policies of the  
16 redevelopment plan. We seek to stabilize and  
17 to put infill residential developments so  
18 that the area to the north becomes a viable  
19 and solid residential neighborhood.

20 Similarly, the area south of the interchange  
21 at I-57, little whole area here, is proposed  
22 for primarily single-family residential use.  
23 But we don't distinguish in the plan between  
24 single-family and multi-family.

1           The area in the middle between  
2           the two would be a mixed use area,  
3           residential, commercial, institutional.  
4           There are a number of religious institutions  
5           within this area and they would be part of  
6           this mix. The area along 111th Street would  
7           be a mix of commercial and residential.

8           This area of vacant land that was  
9           formerly industrial would be proposed for  
10          commercial development. The area south of  
11          120th Street, this area here, is currently  
12          residential vacant land and industrial would  
13          be entirely used for residential purposes.

14          So we seek to transition from  
15          just a pattern of land use that contains some  
16          obsolete uses to a proposed land use plan  
17          that provides for an orderly transition to  
18          more viable uses within the area.

19          I wanted to address the need for  
20          public intervention, if I can find it here.  
21          There's a significant need for public  
22          intervention to extend the proposed  
23          district. We've analyzed building permit  
24          activity over the last five-year period.

1 During this five-year period there were a  
2 total of 117 building permits issued for the  
3 project area. However, only eight of these  
4 permits had construction value of more than  
5 \$100,000.

6 A lot of the other permits were  
7 taken for minor additions, repairs, a  
8 garage. A number of them, a number of  
9 permits were taken out for the demolition of  
10 buildings. So only eight had construction  
11 value of over 100,000. And two of the  
12 permits were for new churches. That counted  
13 for \$8.2 million of construction value.

14 The total construction value  
15 within the last five years was \$9.7 million.  
16 So 8.2 of that was for two churches that  
17 really do not reflect market oriented  
18 investment, private investment in the area.  
19 Deduct these two churches from of the total,  
20 you have a million and a half dollars spread  
21 over five years or \$300,000 per year. And of  
22 that, a lot of that money was for very small  
23 construction projects.

24 So if you equate that 300,000

1 maybe to two houses per year, that really  
2 reflects a very small amount of type of  
3 investment into the area. Considering that  
4 25 percent of the essentially 1200 PINS are  
5 vacant, you need a lot more private  
6 investment to address the problems of the  
7 area than is currently being experienced  
8 within this area.

9           The current equalized assessed  
10 value within the TIF is just over \$16  
11 million. We project that upon completion of  
12 the TIF, at the end of the 23-year period,  
13 the equalized assessed value would be  
14 approximately \$50 million. That's a  
15 reflection of normal appreciation and the  
16 development of a couple of large projects,  
17 notably the proposed commercial development  
18 here and the eight acre residential  
19 development at the southern tip of the  
20 project area.

21           We did perform a housing impact  
22 study. What we found was that there were a  
23 total of 46 properties, occupied properties  
24 that may be subject to a removal. 28 of

1 these properties are properties that are  
2 shown on existing acquisition maps. We also  
3 found that there were six buildings, six  
4 units in buildings that were identified as  
5 dilapidated. And that there were an  
6 additional 18 occupied properties and  
7 properties that would have been added to the  
8 acquisition map.

9 So we have a total of 26 of  
10 properties that are occupied that may be  
11 removed. Now, I should say that the  
12 Department of Planning and Development is  
13 reviewing this, taking a second look at  
14 occupied properties on the acquisition map.  
15 And we anticipate that there will be some  
16 reduction of this number of 46 units.

17 We also identified property  
18 available for rent within the immediate  
19 area. That is shown in Table Seven within  
20 the plan. And we found that there is, in  
21 fact, an ample supply of housing available  
22 for rent to accommodate the relocation of any  
23 units that would be removed from the area.

24 I think that concludes the formal

1 part of my presentation. And we'd be happy  
2 to answer any questions that you may have.

3 MS. COHEN: I notice you use the  
4 words market rate housing. Okay, what's the  
5 difference between market rate housing and  
6 affordable housing?

7 MR. JAMES: Market rate housing is  
8 where a private party, a developer builds  
9 housing and seeks to sell it on the open  
10 market for whatever the market --

11 MS. COHEN: The market rate is.  
12 Which means that I also notice you didn't say  
13 anything about relocating and dislocating  
14 the people that are in, especially in the  
15 area between the railroad tracks, 119th and  
16 Vincennes, all the way -- right there, okay?

17 Because if I'm correct, this  
18 market rate housing is going to go right  
19 there. And most of those people in that  
20 particular area could not afford market rate  
21 housing. But we didn't mention anything  
22 about relocating and having that option of  
23 them coming back into the neighborhood. The  
24 majority of the people that live in that area

1 are renting there. They don't own the  
2 property. And I'm sure that most of it is  
3 tax delinquent.

4 I realize there are a lot of  
5 empty lots in that corridor. But there are  
6 houses that are occupied. And I'm pretty  
7 sure that the 46 units that you're talking  
8 about that will be, that are occupied that  
9 would be torn down, it's probably right there  
10 in that corridor. But during the whole plan,  
11 I did not hear you mention affordable  
12 housing, money to rehab housing that's  
13 already there and day care services.

14 MR. JAMES: Okay, let me address  
15 those. I think you're right in focusing on  
16 the vacant housing. Not only in this area,  
17 but throughout the whole area. The vacant  
18 lots are definitely properties that we would  
19 like to see houses built there. And those  
20 would primarily be opportunities for market  
21 rate, market rate housing.

22 The only proposed market rate  
23 housing as has been discussed to date is this  
24 area at the southern tip where there has been

1 a developer identified. And he would like to  
2 build market rate housing. Obviously, as  
3 part of the TIF district, any redevelopment  
4 agreements that are confirmed and put into  
5 place would include a component of  
6 affordable housing.

7 20 percent of any units built  
8 with the assistance of Tax Increment  
9 Financing would include a component of  
10 affordable housing, correct.

11 MS. COHEN: So in other words, if  
12 there is a developer -- right now there's no  
13 developer for the area that I'm talking  
14 about.

15 MR. JAMES: This area.

16 MS. COHEN: There is no developer for  
17 that one. But if there was a developer for  
18 that, he would have to include some  
19 affordable housing.

20 MR. JAMES: If he is going to use TIF  
21 funds, he would have to.

22 MS. COHEN: Okay. But if he was a  
23 private developer, he would not have to use  
24 TIF funds.

1 MR. JAMES: Wouldn't have to use TIF  
2 funds.

3 MS. COHEN: I mean, he would haven't  
4 to and those people would be displaced.

5 MR. JAMES: The only way somebody  
6 would be displaced would be if they were  
7 occupied buildings on the acquisition map.

8 MS. COHEN: There are occupied  
9 buildings in that area.

10 MR. JAMES: I know there are occupied  
11 buildings in the area. I believe that within  
12 this area, there are -- I can't say there are  
13 none, but there would be very, very few  
14 occupied buildings on the acquisition map  
15 from this area.

16 I know that we have a few  
17 occupied residential buildings in this area  
18 that are on the acquisition map. If we look  
19 at where the vacant lots are versus the  
20 acquisition map, I believe that almost all of  
21 the properties on the acquisition map from  
22 this area are vacant lots.

23 MS. COHEN: I agree with you that the  
24 majority of right in that area, the majority

1 of the property are vacant lots. I agree  
2 with you on that. But there are places  
3 spotted all through that area all the way up  
4 where there are people living that could not  
5 afford market rate. And the reason why I was  
6 asking that question was the fact that I  
7 notice on the other two TIFs, well one TIF,  
8 that you did talk about affordable. You  
9 talked about in two TIFs, affordable  
10 housing, day care, rehab and displacement  
11 and relocating.

12 MR. JAMES: Sure, sure. Well, let me  
13 actually --

14 MR. THOMAS: It may be helpful if you  
15 went through the budget, the proposed  
16 budget.

17 MR. JAMES: Yeah. I omitted going  
18 through the budget. I apologize. That is  
19 what we need to do here. We did, obviously,  
20 include an estimated redevelopment project  
21 cost to budget within the document.

22 And the total amount of the  
23 budget for this area is \$40 million. Of that  
24 \$40 million, I'll just pick out some specific

1 line items that address your questions. We  
2 had 7.5 million of the \$40 million allocated  
3 for rehabilitation of existing buildings.  
4 \$20 million for public improvements. That  
5 would be street right-of-ways, public  
6 facility.

7 We don't anticipate a lot of  
8 relocation. So we've only allocated  
9 \$250,000.

10 MS. COHEN: I perfectly well agree  
11 with you that there's not that many people  
12 down there. Because all of it is  
13 single-family homes that was zoned for  
14 single-family homes. Some have been cut up  
15 during the war but --

16 MR. THOMAS: Actually, Aleta, that's  
17 on Page 25 of your proposed plan. You have  
18 the breakdown of the budget.

19 PARTICIPANT: Although, my proposed  
20 plan has slightly different numbers.

21 PARTICIPANT 2: I think he meant  
22 750,000 for relocation.

23 PARTICIPANT: Okay. That's a big  
24 difference.

1 MR. THOMAS: Day care's 250,  
2 relocation's 750.

3 PARTICIPANT 2: And the  
4 rehabilitation is ten million on my  
5 document.

6 MR. THOMAS: And this is where the  
7 two different drafts of the plan, it  
8 fluctuates between the different line items.

9 MS. COHEN: The original plan that I  
10 saw was a little different from what I see up  
11 here now. Because the first one I saw didn't  
12 extend all the way up to 107th Street.

13 MR. THOMAS: And in this meeting,  
14 just so you know, we're not approving the  
15 exact plan. We're approving the designation  
16 for the TIF area.

17 MS. COHEN: You see, this is my first  
18 time around.

19 MR. THOMAS: Absolutely.

20 MS. COHEN: And I always like to know  
21 what I'm getting myself into.

22 MR. THOMAS: Your questions are  
23 excellent.

24 MS. COHEN: Okay?

1 MR. THOMAS: Yes.

2 MS. COHEN: Okay. I got one other  
3 thing that's been bothering me and I just  
4 want it down for the record. And that is  
5 since I'm third generation in this area, I  
6 kind of know what happened to the area. And  
7 that is we're all --.

8 And at one time there was a lot of  
9 non-skilled labor and there still is a lot of  
10 non-skilled labor in that area. And once the  
11 expressway came in, the factories went out,  
12 there were no jobs. That's why it's  
13 blighted. But that area has, shall we say,  
14 it should be on a historical register for  
15 really one of the corridors where a majority  
16 of black Americans coming up from the south  
17 got off the train right there on the Rock  
18 Island line. So that's why it's blighted.  
19 Okay. That's all I have to say.

20 MR. THOMAS: The two rail spurs, the  
21 one that's adjacent on the west and the one  
22 that cuts right through, those are both  
23 active still, aren't they?

24 MR. JAMES: Yes, sir. This is Metra

1 electric commuter service and this is a  
2 freight line.

3 MR. THOMAS: Are they both freight?

4 MR. JAMES: Metra contains no  
5 freight.

6 MR. THOMAS: I'm sorry, I can't see.  
7 That was one on the west?

8 MR. JAMES: I believe this actually  
9 might be the Rock Island line that contains  
10 commuter rail service as well.

11 MS. COHEN: It does. Metra runs up  
12 and down that line. Also, that's why I was  
13 interested in that one corridor because when  
14 you said market rate housing, I mean, the  
15 Metra station is right there at 119th Street.  
16 It would be ideal for anyone living downtown.  
17 I mean, working downtown.

18 However, the people that live  
19 there wouldn't be able to afford what we're  
20 doing today or trying to do today, excuse me.  
21 Because they don't have jobs.

22 MR. JAMES: I think we recognize that  
23 there is the need for substantial  
24 rehabilitation.

1 MS. COHEN: Oh, no, definitely. I  
2 understand. And I understand why this area  
3 would be picked because it's prime location.  
4 That's why I was worried about the people  
5 that live there now like me.

6 MR. JAMES: Other questions?

7 MS. KOSMAL: I'm just curious. Has  
8 any thought been given to the commercial  
9 development on that big strip? I mean,  
10 they're thinking about a big mini  
11 development or what?

12 MR. JAMES: There have been some  
13 proposals for the development of this and  
14 it's called Marshal Plaza. Never been actual  
15 site plans prepared. Right now, in the  
16 current climate, it's difficult to bring an  
17 anchor store to the development to and get a  
18 commitment so the project could move  
19 forward.

20 We do think that it is a viable  
21 location and that, hopefully, within the  
22 next few years, a developer will move forward  
23 with the project and get a commitment from an  
24 anchor. I believe a Dominick's store is

1 still interested in this site, but we need a  
2 bigger anchor. And with K Mart, you know,  
3 their problems and some of the other stores  
4 holding off on expansion plans, now is not  
5 the best time to try to pull this together.

6 MS. KOSMAL: Thank you.

7 MR. THOMAS: Are there any other  
8 questions from the Board? Okay, if there are  
9 no further questions, I will entertain a  
10 motion that this Joint Review Board finds the  
11 proposed redevelopment plan 119th/I-57 Tax  
12 Increment Financing redevelopment project  
13 area satisfies the redevelopment plan  
14 requirements of the TIF Act, the eligibility  
15 criteria defined in Section 11-74.4-3 of the  
16 TIF Act, any objectives of the TIF Act and  
17 that based on such findings, approve such  
18 proposed plan and the designation of such  
19 area as a redevelopment project area under  
20 the TIF Act.

21 Is there a motion?

22 PARTICIPANT: So moved.

23 MR. THOMAS: And is there a second  
24 for the motion?

1 MS. KOSMAL: Second.

2 MR. THOMAS: Is there any further  
3 discussion? If not, all in favor, please  
4 vote by saying aye.

5 (Chorus of ayes.)

6 MR. THOMAS: All opposed, no.

7 (No audible response.)

8 MR. THOMAS: Let the record reflect  
9 the Joint Review Board's approval of the  
10 proposed 119th/I-57 redevelopment plan and  
11 designation of 119th/I-57 Tax Increment  
12 Financing redevelopment project area as a  
13 redevelopment project area under the TIF  
14 Act.

15 And is there a motion to adjourn  
16 this meeting of the Joint Review Board?

17 PARTICIPANT: I move to adjourn.

18 MR. THOMAS: And is there a second?

19 PARTICIPANTS: Second.

20 MR. THOMAS: This Joint Review Board  
21 meeting is now adjourned.

22 For the record, my name's Mark  
23 Thomas. I'm a representative of the Chicago  
24 Park District which, under Section 11-74.4-5

1 of the Tax Increment Allocation  
2 Redevelopment Act, is one of the statutorily  
3 designated members of the Joint Review  
4 Board. Until election of a Chairperson, I'll  
5 moderate this Joint Review Board meeting.

6 This will be a meeting to review  
7 the proposed 87th and Cottage Grove Tax  
8 Increment Financing District. The date of  
9 this meeting was announced at and set by the  
10 Community Development Commission of the City  
11 of Chicago at its meeting of July 9th, 2002.

12 Notice of this meeting of the  
13 Joint Review Board was also provided by  
14 certified mail to each taxing district  
15 represented on the board which includes the  
16 Chicago Board of Education, the Chicago  
17 Community Colleges, District 508, the  
18 Chicago Park District, Cook County, and the  
19 City of Chicago and the public member.  
20 Public notice of this meeting was also posted  
21 as of Wednesday, July 31st, 2002 in various  
22 locations throughout City Hall.

23 When a proposed redevelopment  
24 plan will result in the displacement of

1 residents from ten or more inhabited  
2 residential units or would include 75 or more  
3 inhabited residential units, the TIF Act  
4 requires that the public member of the Joint  
5 Review Board must reside in the proposed  
6 redevelopment project area.

7 In addition, if a municipality's  
8 Housing Impact Study determines that the  
9 majority of residential units in the  
10 proposed redevelopment project area are  
11 occupied by very low, low or moderate income  
12 households as defined in Section 3 of the  
13 Illinois Affordable Housing Act, the public  
14 member must be a person who resides in very  
15 low, low or moderate income housing within  
16 the proposed redevelopment project area.

17 Also with us today by speaker  
18 phone is Annie Jones. Miss Jones, can you  
19 hear us?

20 MS. JONES: Yes.

21 MR. THOMAS: Are you familiar with  
22 the boundaries of the proposed 87th and  
23 Cottage Grove Tax Increment Financing  
24 redevelopment project area?

1 MS. JONES: Am I familiar with what,  
2 sir?

3 MR. THOMAS: Are you familiar with  
4 the boundaries of the proposed 87th and  
5 Cottage Grove Tax Increment Financing  
6 redevelopment project area?

7 MS. JONES: Yes.

8 MR. THOMAS: You are. Thank you.

9 And what is the address of your  
10 primary residence?

11 MS. JONES: Yes.

12 MR. THOMAS: What's your primary  
13 residence address?

14 MS. JONES: 8048 South Cottage Grove,  
15 Third Floor.

16 MR. THOMAS: And is that address  
17 within the boundaries of the proposed 87th  
18 and Cottage Grove Tax Increment Financing  
19 redevelopment project area?

20 MS. JONES: 8048 Cottage Grove.

21 MR. THOMAS: Okay. And is that  
22 within the boundaries of the Tax Increment  
23 Finance redevelopment project area we  
24 described to you?

1 MS. JONES: See, the address I live  
2 in at, 84 is on one side, 64 is on the other  
3 one.

4 MR. THOMAS: And that's within the  
5 project area, correct?

6 MS. JONES: Yes.

7 MR. THOMAS: Thank you. And have you  
8 provided representatives of the City of  
9 Chicago's Department of Planning and  
10 Development with accurate information  
11 concerning your income and the income of any  
12 other members of the household residing at  
13 your address?

14 MS. JONES: Yeah, I'm the only one  
15 there.

16 MR. THOMAS: And based on the  
17 information provided to you by the  
18 Department of Planning and Development  
19 regarding applicable income level for very  
20 low, low and moderate income households, do  
21 you qualify as a member of a very low, low or  
22 moderate income household?

23 MS. JONES: Well, I could say so.

24 MR. THOMAS: Okay. Miss Jones, are

1 you willing to serve as the public member for  
2 the Joint Review Board for the 87th and  
3 Cottage Grove Tax Increment Financing  
4 redevelopment project area?

5 MS. JONES: Yes, I do what I can.

6 MR. THOMAS: Thank you very much. I  
7 will entertain a motion that Annie Jones be  
8 selected as the public member. Is there a  
9 motion?

10 PARTICIPANT: So moved.

11 MR. THOMAS: And is there a second?

12 PARTICIPANT: Second.

13 MR. THOMAS: All in favor, please  
14 vote by saying aye.

15 (Chorus of ayes.)

16 MR. THOMAS: And all opposed, please  
17 vote by saying no.

18 (No audible response.)

19 MR. THOMAS: Let the record reflect  
20 that Annie Jones has been selected as the  
21 public member for the 87th and Cottage Grove  
22 Tax Increment Financing redevelopment  
23 project area.

24 Our next order of business is to

1 select a Chairperson for this Joint Review  
2 Board. Are there any nominations?

3 PARTICIPANT: I will nominate Mark  
4 Thomas.

5 MR. THOMAS: Is there a second?

6 PARTICIPANT: I'll second.

7 MR. THOMAS: Are there any other  
8 nominations? Let the record reflect there  
9 are no other nominations. All in favor of  
10 the nomination, please vote by saying aye.

11 (Chorus of ayes.)

12 MR. THOMAS: All opposed, please vote  
13 by saying no.

14 (No audible response.)

15 MR. THOMAS: Let the record reflect  
16 that Mark Thomas has been elected as  
17 Chairperson. I will now serve as the  
18 Chairperson for the remainder of the  
19 meeting.

20 As I mentioned, at this meeting  
21 we'll be reviewing a plan for the 87th and  
22 Cottage Grove TIF District proposed by the  
23 City of Chicago. Staff of the City's  
24 Department of Planning and Development along

1 with other departments have reviewed this  
2 plan which was introduced to the City's  
3 Community Development Commission on July  
4 9th, 2002.

5 We will listen to a presentation  
6 by the consultant on the plan. Following the  
7 presentation, we can address any questions  
8 that the members might have for the  
9 consultant or City staff.

10 The recent amendment to the TIF  
11 Act requires us to base our recommendation to  
12 approve or disapprove the 87th/Cottage Grove  
13 plan and the designation of the 87th/Cottage  
14 Grove TIF area on the basis of the area and  
15 the plan satisfying the plan requirements,  
16 the eligibility criteria defined in the TIF  
17 Act and objectives of the TIF Act.

18 If the Board approves the plan  
19 and the designation of the area, the Board  
20 will then issue an advisory non-binding  
21 recommendation by the vote of the majority of  
22 those members present and voting. Such  
23 recommendation shall be submitted to the  
24 City within 30 days after the Board meeting.

1 Failure to submit such a recommendation  
2 shall be deemed to constitute approval by the  
3 Board.

4 If the Board disapproves the plan  
5 and the designation of the area, the Board  
6 must issue a written report describing why  
7 the plan and area fail to meet one or more of  
8 the objectives of the TIF Act and both the  
9 plan requirements and the eligibility  
10 criteria of the TIF Act. The City will then  
11 have 30 days to resubmit a revised plan

12 The Board and the City must also  
13 confer during this time to try to resolve the  
14 issues that led to the Board's disapproval.  
15 If such issues cannot be resolved or if the  
16 revised plan is disapproved, the City may  
17 proceed with the plan; but the plan can be  
18 approved only with a three-fifths vote of the  
19 City Council, excluding positions of members  
20 that are vacant and those members that are  
21 ineligible to vote because of conflicts of  
22 interest.

23 And now our consultants S.B.  
24 Friedman & Company will present the 87th and

1 Cottage Grove plan.

2 MR. FRIEDMAN: Thank you very much.

3 My name is Steve Friedman and I'm the  
4 President of S.B. Friedman and Company.

5 Joining me up here is Rob Lindquist who's the  
6 Project Manager with our firm. And what we'd  
7 like to do is to briefly present the  
8 background, the eligibility and the  
9 redevelopment plan for the proposed 87th and  
10 Cottage Grove Tax Increment Financing  
11 district.

12 The background for this planning  
13 effort, this plan goes further back than just  
14 the creation of the TIF district. It begins  
15 with the development of a revitalization  
16 strategy under the planning now program in  
17 the City of Chicago that was prepared and  
18 completed in October of 2000.

19 And the plan that was prepared  
20 included a detailed land use inventory,  
21 detailed conditions inventory and also  
22 market assessment and concluded that in  
23 order to bring about the revitalization of  
24 this area, that we really needed to try to do

1 three major things in general.

2 First was to try to reduce the  
3 retail extent in terms of its distribution.  
4 It was originally a retail corridor just  
5 spread up and down as far as you can really  
6 see on the existing land use map, ran as  
7 retail and it goes, it scattered all through  
8 the entire corridor. And the strategy was,  
9 based on the market study, to try to  
10 concentrate retail at key nodes and  
11 intersections.

12 The second was to provide for the  
13 resources to have a comprehensive permanent  
14 building improvement. There are a number of  
15 buildings that are very worth saving, that  
16 are of good potential quality, good  
17 architectural quality, but are suffering  
18 from all the things that you'll hear about in  
19 the eligibility study and can benefit from  
20 the classical resources made available for  
21 rehabilitation.

22 And then the third major area was  
23 a series of public improvements  
24 concentrating on the visible infrastructure,

1 street scape improvements. But as you'll  
2 also hear in the discussion of the TIF,  
3 there's a significant need for work that is  
4 not visible as well because the utilities are  
5 in need of improvement throughout the area.

6 So those are the key elements.  
7 And the plan details both strategies and  
8 specific investments and ideas for gateways  
9 and monuments and so on. And all the things  
10 that are involved in this kind of program and  
11 then called for the creation of a TIF  
12 district as one of the possible tools to use  
13 to try to implement and achieve the  
14 objectives of this plan.

15 And so, now I will ask Rob to talk  
16 about the eligibility and the basic use of  
17 the TIF funds in support of this strategy.

18 MR. LINDQUIST: My name is Rob  
19 Lindquist. I'm a Project Manager at S.B.  
20 Friedman and Company. The impetus for the  
21 drawing of the boundaries was indeed the plan  
22 that Steve referenced, that Cottage Grove  
23 commercial corridor plan from the year 2000.

24 Although we've also then included

1 south of 87th Street down to 95 Street which  
2 is not part of the original planning study,  
3 but which we felt was a contiguous sort of  
4 related use within this Cottage Grove  
5 corridor. So the northern boundary is 71st  
6 Street. This is a natural demarcation  
7 because there's a cemetery here to the  
8 northeast and it begins another neighborhood  
9 here to the northwest. And the two community  
10 areas involved here, Greater Grand Crossing  
11 and Chatham.

12 And then we included the  
13 commercial frontage going south along  
14 Cottage Grove to 79th Street. On 79th  
15 Street, there's retail going east and west.  
16 This is another retail node. So we went west  
17 to include all the area before it started  
18 changing into more predominantly residential  
19 uses.

20 And east, we went as far as the  
21 railroad tracks which is, again, another  
22 natural demarcation. But we also had this  
23 lake north along Greenwood because there's a  
24 mixture of uses there. In general, outside

1 of the TIF, it's purely residential. Except  
2 that along Greenwood, there's a mix of  
3 residential and of light industrial. And we  
4 felt that it may substantially benefit from  
5 inclusion.

6           Going south, it's predominantly  
7 commercial as far as 87th Street. And 87th  
8 Street is the key node within this RPA. And  
9 then south of 87th Street, it was once  
10 predominantly commercial. But as commercial  
11 deteriorated over the years in the early  
12 '60s, much of it was rebuilt with a  
13 multi-family residential, especially along  
14 the east side south of 87th, down as far as  
15 95th. And then at 95th, we have the  
16 community college south, and that's also a  
17 natural ending place for the TIF.

18           There were two existing TIFs  
19 which abut the proposed boundaries here, the  
20 71st and Stony Island TIF, touches  
21 approximately here at Greenwood around 79th  
22 Street. And the existing Stony Island and  
23 Burnside TIF which abuts in the southeast  
24 portion of the boundaries.

1                   We conducted an eligibility study  
2                   of all the buildings and parcels within this  
3                   area and found that the area qualified as a  
4                   conservation area based on the finding of  
5                   that 50 percent or more of the buildings were  
6                   35 years of age or older. In fact, it's over  
7                   90 percent at 94 percent.

8                   All these residential that were  
9                   built in the '60s or more than 35 years ago  
10                  was in the early '60s. And 59 percent of the  
11                  buildings were found to be deteriorated,  
12                  which is quite a high number. It's almost  
13                  two-thirds of the buildings have some form of  
14                  deterioration associated with them. And  
15                  about 40 percent received code violations in  
16                  the last five years. And if you just looked  
17                  at the commercial buildings, that number  
18                  would be a much higher percentage. There  
19                  were relatively fewer code violations  
20                  associated with residential.

21                  And then throughout the area,  
22                  there are two areas -- there was an area of  
23                  blight factor, lack of growth and equalized  
24                  assessed value for four out of the last five

1 years. Growth and property values lag that  
2 in the city as a whole. And inadequate  
3 utilities were found to affect almost all of  
4 the property within this area.

5 Approximately 94 percent it was estimated.

6 Most of the water and sewer lines  
7 are outdated or obsolete. And certainly if  
8 contemporary, if new development does occur,  
9 they would be of insufficient capacity. In  
10 addition, I just wanted to mention that, so  
11 we have age plus four factors that were found  
12 to be present to a meaningful extent and  
13 reasonably distributed.

14 There are three other factors  
15 which were significant here, but they were  
16 not necessarily distributed. And those were  
17 obsolescence and excessive vacancies. Those  
18 were mostly found in smaller buildings that  
19 were part commercial and part residential.  
20 And deleterious land use or layout,  
21 especially in this area where there's a  
22 mixture of industrial and residential.

23 So as I said, there was a,  
24 there's been a lack of growth of private

1 investment. And for the last four or five  
2 years, the growth has lagged that in the  
3 city. And the overall growth rate over the  
4 last five years is only 60 percent of that of  
5 the city.

6 And there have been only eleven  
7 permits issued that were for new  
8 construction over the last five years.  
9 Annually, building permits represented only  
10 about one-half of one percent of the market  
11 value of the TIF or of the property within  
12 the TIF.

13 There isn't an acquisition list  
14 that, the parcels are highlighted here in  
15 yellow. There are 73 parcels slated for  
16 acquisition. Almost all of these are either  
17 vacant lots or buildings which are vacant.  
18 Only two buildings have occupied residential  
19 units and those are only, are both have  
20 partial occupation of the building on the  
21 acquisition list.

22 So we did do a housing impact  
23 study because there's more than 75 units.  
24 And we estimate that 14 units, the two

1 buildings that do have occupied units, may be  
2 displaced as a result of TIF redevelopment  
3 activities. On the whole, there were 1200,  
4 over 1200 housing units, which 1100 were  
5 estimated to be occupied. And only those 14  
6 residential units were estimated to possibly  
7 be displaced as a result of the TIF.

8 We surveyed the market for both  
9 rental and for sale property in the RPA and  
10 the surrounding area which is largely  
11 residential. We got an ample supply of  
12 residential units that could accommodate the  
13 displacement that may occur.

14 The proposed land use, we show  
15 really as all mixed because we didn't want to  
16 preclude any particular -- right now the  
17 character is mixed and we didn't want to  
18 preclude anything specifically by calling  
19 out certain land uses. In fact, we've looked  
20 at the plan, the planning now study to try  
21 and project the development which will  
22 occur. There's not a lot of planned activity  
23 right now. So in forecasting what may occur  
24 and the eligible, TIF eligible cost and the

1 budget, we've used the plan as a resource to  
2 try and forecast what could happen.

3 The total budget of the TIF  
4 eligible cost is \$41 million. \$2 million of  
5 which go to professional services. 3.1  
6 million of which are attributed to the  
7 property assembly. And this would be mostly  
8 for acquisition of the vacant parcels within  
9 the TIF or of these already defined  
10 acquisition parcels within the plan. And  
11 site assembly costs and environmental  
12 remediation costs.

13 Rehabilitation costs of 6.2  
14 million. Approximately two million of which  
15 is contemplated to occur for commercial  
16 rehabilitation. As Steve mentioned, there  
17 are a lot of existing commercial structures  
18 that are architecturally significant, but  
19 some of many of which have fallen into some  
20 amount of disrepair and would benefit from  
21 rehab as well as residential.

22 The residential that I mentioned  
23 that was built in the early '60s all along  
24 here as multi-family has already begun to

1 decline. And so residential throughout the  
2 RPA could also benefit from rehabilitation  
3 systems provided by TIF.

4 Eligible construction costs, 9.8  
5 million. Much of the new development which  
6 could occur in areas where the commercial has  
7 badly declined and there's a lot of vacant  
8 lots and vacant buildings is in the areas  
9 away from the main nodes. And so the plan  
10 contemplates residential uses in the future  
11 for this. So we've put 9.8 million as  
12 eligible construction costs because much of  
13 the new housing could be affordable housing.  
14 And the construction cost of affordable  
15 housing would be an eligible TIF expense.

16 Public works or improvement is  
17 the biggest line item in the budget, eleven  
18 and a half million. There's a public park  
19 here, Brown Memorial Park, which right now  
20 the entry is in disrepair. In general, the  
21 park is in a bit of disrepair. And it's also  
22 because of the commercial that's at this node  
23 somewhat blocked off.

24 We expect that the park could

1 substantially benefit from public  
2 improvement and that this intersection here  
3 has -- because this is so heavily commercial  
4 here and act as an anchor for the community.  
5 Proper landscaping, street signals and  
6 signage, gateway features that identify the  
7 area would all be public improvement, TIF  
8 eligible expenses.

9           And throughout the corridor, we  
10 anticipate some amount of street scaping and  
11 new lighting to reinforce an identity of this  
12 whole corridor as an anchor for these  
13 residential communities which surround it.

14           Relocation, \$1 million. There  
15 are no specific plans for relocating  
16 particular businesses now. That's just an  
17 estimate based on a few instances of where  
18 there's an existing business. But a lot of  
19 vacant parcels around, perhaps something  
20 could happen there in the future and some  
21 businesses would need to be relocated.

22           And, finally, so there's job  
23 training of 1.4 million. And day care costs  
24 of 1.2 million. Again, both estimates based

1 on what we see being built out. Although,  
2 there aren't specific numbers for those.

3 And interest costs of 4.8 million  
4 where new commercial especially might be  
5 encouraged, up to 30 percent of interest  
6 costs of that would be TIF eligible expense.

7 I think that ends my part, unless  
8 Steve wants to say anything else, we can  
9 answer questions.

10 MR. FRIEDMAN: We'd like to have your  
11 questions, anything you can clarify or add.

12 MS. KOSMAL: I just wanted to ask up  
13 on the top where there's some light  
14 industrial? Right there, yeah. Are those  
15 viable businesses? Or are there any plans to  
16 make changes?

17 MR. LINDQUIST: Certainly up here it  
18 appears to be viable and there is other  
19 industrial up here. This is included more  
20 because the residential is mixed in there  
21 with it and because there's a very odd parcel  
22 configuration. And back here it backs up to  
23 the railroad.

24 So there are, I don't believe any

1 specific plans to do anything with the  
2 industrial that exists up here. It does  
3 relate to stuff that's north of it. But  
4 rather, I think, this is included to help the  
5 residential that's there and there could be  
6 infill or maybe buffering from the  
7 industrial.

8 MS. KOSMAL: Okay.

9 MR. FRIEDMAN: We particularly found  
10 in a number of urban and industrial areas  
11 that are mixed that using buffering is  
12 beneficial to both the industry in  
13 maintaining its viability and maintaining  
14 viability of surrounding residential areas.

15 MR. THOMAS: A question on the future  
16 land use, just how it's all mixed use, you  
17 know, not so much information. And I'm just  
18 curious. You're saying that we're going to  
19 follow the plan that exists already.

20 In the plan that exists, is the  
21 intention then to keep this residential down  
22 between 87th and 95th on the east side, to  
23 keep that predominantly residential and then  
24 on the west side residential? And then

1 you've got a stretch between 82nd and 87th  
2 where it seems predominantly commercial. Is  
3 there an intention to keep those as it is?

4 MR. FRIEDMAN: Let me try to focus on  
5 first the centers of strength. 87th and  
6 Cottage area has stronger commercial  
7 potential. And 79th Street has stronger  
8 commercial potential. Throughout the rest  
9 of the corridor there are areas of varying  
10 strengths and weaknesses. And then in the  
11 south part of the corridor we have the  
12 lighter, lower density residential on one  
13 side and then we have mixed on the other.

14 What we don't -- what we want to  
15 do is to include residential everywhere,  
16 virtually everywhere. Not like this where  
17 you see too much of it in these nodes;  
18 although, you will see residential above  
19 retail along 79th Street and in some of the  
20 other structures. So we want to include  
21 residential.

22 And in certain areas, if somebody  
23 goes to the next level and beginning to  
24 reflect, to think through zoning here,

1 somebody may want to think about how you  
2 rezone this to allow for where should we have  
3 it in following the plan, where should we  
4 allow residential in the first floors you use  
5 by right.

6 But as you know, the TIF plan  
7 doesn't supersede zoning. It simply is the  
8 framework against which we evaluate whether  
9 we are allowed to use TIF funds, whether that  
10 land use is included. So in order to  
11 accommodate that further refinement that  
12 will need to go on through the community  
13 process and the Alderman's office and so on  
14 to consider whether there are areas where the  
15 zoning may need to be changed, et cetera, we  
16 use the mixed use categories to permit that.  
17 And so that you can then go forward and use  
18 zoning as the tool to further control or  
19 further guide change in land use over time.

20 MR. THOMAS: So the intention through  
21 the plan, the previous plan that you made  
22 reference to is to make it more mixed  
23 everywhere.

24 MR. FRIEDMAN: Yes. And encourage

1 more residential.

2 MR. THOMAS: Encourage more  
3 residential above the commercial.

4 MR. FRIEDMAN: Yeah, and even on the  
5 ground floor. For example, senior housing or  
6 other apartment housing can readily come in  
7 on the ground floor. It may not be able to  
8 support commercial, but -- so you want to  
9 maintain that.

10 We're trying to create a  
11 framework so that the next grain of planning  
12 here can take those issues into account and  
13 bring, and carry forward the ideas of the  
14 kind of structural plan here, framework.

15 MR. THOMAS: Any other questions from  
16 the Board? Okay. If there's -- Ms. Jones?  
17 Hello?

18 MS. JONES: Hello.

19 MR. THOMAS: Did you have any  
20 questions for the consultants who are  
21 presenting the plan, Miss Jones?

22 MS. JONES: Yes. I thought it out  
23 what I pay. I did.

24 MR. THOMAS: Did you have some

1 questions for them?

2 MS. JONES: No. I was hoping that  
3 my -- Miss Weaver will look and see if she  
4 had any questions. Hold on. And I think  
5 she's satisfied with what they're doing.

6 MR. THOMAS: Did you yourself,  
7 Miss Jones, as the public member have any  
8 questions? Miss Jones?

9 MS. JONES: Yes.

10 MR. THOMAS: Did you yourself as the  
11 public member of the Board have any  
12 questions?

13 MS. JONES: Yeah, that's what I'm --  
14 Yes, I'm sure she would be satisfied with  
15 what you're saying.

16 MR. THOMAS: Okay, thank you. If  
17 there's no further questions, I'll entertain  
18 a motion that this Joint Review Board finds  
19 that the proposed redevelopment plan  
20 87th/Cottage Grove Tax Increment Financing  
21 redevelopment project area satisfies the  
22 redevelopment plan requirements under the  
23 TIF Act, the eligibility criteria defined in  
24 Section 11-74.4-3 of the TIF Act, and the

1 objectives of the TIF Act; and that based on  
2 such findings, approve such proposed plan  
3 and the designation of such area as a  
4 redevelopment project area under the TIF  
5 Act.

6 Is there a motion?

7 PARTICIPANT: So moved.

8 MR. THOMAS: Is there a second for  
9 the motion?

10 MR. MARTINEZ: Second.

11 MR. THOMAS: Is there any further  
12 discussion? If not, all in favor, please  
13 vote by saying aye.

14 (Chorus of ayes.)

15 MR. THOMAS: All opposed, please vote  
16 by saying no.

17 (No audible response.)

18 MR. THOMAS: Let the record reflect  
19 the Joint Review Board's approval of the  
20 proposed 87th/Cottage Grove redevelopment  
21 plan and designation of the 87th/Cottage  
22 Grove Tax Increment Financing redevelopment  
23 project area as a redevelopment project area  
24 under the TIF Act.

1                   Is there a motion to adjourn this  
2 meeting of the Joint Review Board?

3                   PARTICIPANTS: So moved.

4                   MR. THOMAS: Is there a second?

5                   PARTICIPANT: Second..

6                   MR. THOMAS: Let the record reflect  
7 that this Joint Review Board meeting is now  
8 adjourned.

9                                   (Whereupon the meeting adjourned  
10                                   at 1:05 p.m.)

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF C O O K )

I, JACK ARTSTEIN, depose and say  
that I am a verbatim court reporter doing business  
in the County of Cook and City of Chicago; that  
I caused to be transcribed the proceedings  
heretofore identified and that the foregoing is  
a true and correct transcript of the aforesaid  
hearing.

*Jack Artstein*  
\_\_\_\_\_  
JACK ARTSTEIN

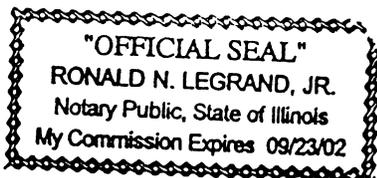
SUBSCRIBED AND SWORN TO

BEFORE ME THIS 11<sup>th</sup> DAY

OF September

A.D. 2002

*Ronald N. LeGrand Jr.*  
\_\_\_\_\_



**87<sup>th</sup>/Cottage Grove Redevelopment Project Area  
2002 Annual Report**

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**(8) DOCUMENTS RELATING TO OBLIGATIONS ISSUED BY THE  
MUNICIPALITY - 65 ILCS 5/11-74.4-5(d)(8)(A)**

During 2002, there were no obligations issued for the Project Area.

**87<sup>th</sup>/Cottage Grove Redevelopment Project Area  
2002 Annual Report**

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**(9) ANALYSIS OF DEBT SERVICE - 65 ILCS 5/11-74.4-5(d)(8)(B)**

During 2002, there were no obligations issued for the Project Area.

**87<sup>th</sup>/Cottage Grove Redevelopment Project Area  
2002 Annual Report**

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**(10) CERTIFIED AUDIT REPORTS - 65 ILCS 5/11-74.4-5(d)(9)**

During 2002, there were no tax increment expenditures or cumulative deposits over \$100,000 within the Project Area. Therefore, no compliance statement was prepared.

# 87<sup>th</sup>/Cottage Grove Redevelopment Project Area 2002 Annual Report

## (11) GENERAL DESCRIPTION AND MAP

The 87<sup>th</sup>/Cottage Grove Redevelopment Project Area is generally bounded by the alley east of Cottage Grove Avenue to the east, 71<sup>st</sup> Street to the north, the alley west of Cottage Grove Avenue to the west, and 95<sup>th</sup> Street to the south. The map below illustrates the location and general boundaries of the Project Area. For precise boundaries, please consult the legal description in the Redevelopment Plan.

